



Town of Westport
Planning and Zoning Commission
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CONTINUATION NOTICE

At the Public Hearing of the Planning and Zoning Commission on **June 13, 2019** the items below were continued to **July 11, 2019** at **7:00 P.M.**

1. **Text Amendment #772:** Appl. #19-027 by 1480 PRE Associates, LLC. to modify §32-12 of the Westport Zoning Regulations, Inclusionary Two-Family and Multi Family Dwellings to create a new subsection §32-12.2.3 to: allow a density and bedroom increase on lots located in both the General Business District and Residence A District when an existing non-conforming contractor's yard will be abandoned by a proposed multi-family use; to exclude residentially zoned lot area when measuring gross lot area for purposes of determining allowable density and bedrooms; and to exempt any dwelling units created from the restrictions listed in §4-5, Maximum Allowable Multi-Family Dwellings. The amendment also proposes a new subsection §32-12.7.2.4 to eliminate the requirement for a non-residential use on sites when an existing non-conforming contractor's yard will be abandoned by a proposed multi-family use. The amendment additionally proposes modifications to §32-8, Excavation and Filling of Land, to add language to subsection §32-8.3.2 to allow for grading or slope changes within five feet of a lot line when associated with landscaped berms to provide screening to adjacent properties, and to add language to §32-8.2.3 to allow an exemption from the fill / height ratio of 0.02 for fill associated with landscaped berms to provide screening to adjacent properties. A copy of the proposed text amendment is on file in the Westport Town Clerk's Office and is on file in the Westport Planning and Zoning Office.
2. **Text Amendment #770: Appl. #19-019** submitted by The Planning and Zoning Commission, to modify §54-7.1 of the Subdivision Regulations to remove ambiguity regarding the intent of language in the intersection standards to prohibit a future third street or right-of-way from being located where two streets already intersect. A copy of the proposed text amendment is on file in the Westport Town Clerk's Office and is on file in the Westport Planning and Zoning Office.
3. **139 Kings Highway North & 180 Wilton Rd:** Appl. #19-021 prepared by William Achilles, for property owned by Braidmax LLC, Roger J. Leifer, Trustee, for a Coastal Site Plan and Special Permit for excavation and fill for regrading between two properties to address a State Road storm drain pipe that caused erosion and to fill the resulting chasm, for properties located in the Residential AA zone, PID#C11049000/C11048000.

Dated: June 14, 2019