



WESTPORT CONNECTICUT

PLANNING & ZONING

TOWN HALL, 110 MYRTLE AVENUE

WESTPORT, CONNECTICUT 06880

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Hearing: March 12 & 19, 2015

Decision: March 19, 2015

March 23, 2015

To Whom it May Concern:

**Re: Map Amendment #687; 60 Compo Road South
Rezoning to Dedicated Open Space and Recreation District (DOSRD) #2**

This is to certify that at a meeting of the Westport Planning and Zoning Commission held on March 19, 2015, it was moved by Ms. Walsh and seconded by Mr. Whittle to adopt the following resolution.

RESOLUTION #15-006

WHEREAS, THE PLANNING AND ZONING COMMISSION met on March 19, 2015, and made the following findings:

1. The P&Z Commission is seeking approval to rezone Town owned property at 60 Compo Road South (known as Baron's South) from Res. A/GBD/RPOD to DOSRD #2 (Dedicated Open Space and Recreation District#2).
2. The property is 21.25 acres and is located on the south side of Post Road East between Imperial Avenue and Compo Road South. The lot is partly within Coastal Area Management (CAM) boundary and partly within the 100 year floodplain (AE. El. 12' NAVD).
3. Vehicular access is currently available from both Imperial Avenue and Compo Road South. Trails and limited access roads also exist on Baron's South.
4. The property is a Through Lot as defined in the Westport Zoning Regulations as it has frontage on more than one street. The "Official Building Zone Map" shows the majority of the lot is located in the Res. A zoning district with a small area on the west side located in the Restricted Professional Office District (RPOD), and a small area on the north side located in the General Business District (GBD).
5. Baron's South contains steep slopes and rises over one-hundred feet in elevation from west to east, from a low of El. 12', NAVD along Imperial Avenue, to a high of El. 116', then descends again to El. 80' along Compo Road South. The property is heavily wooded and contains many mature trees.
6. The property currently contains the Westport Senior Center and several much older residential buildings some of which are rented by the Town as housing.
7. The property was acquired by the Town of Westport on January 28, 1999. The Planning & Zoning Commission issued a §8-24 positive report for the acquisition of this property on March 13, 1997.

8. In the fall of 2010, the Planning & Zoning Commission issued a positive §8-24 report for the construction of senior housing on this property.
9. In May 2011, Text Amendment #625 was adopted which added a new section, §32-15A to create opportunities for future development of Senior Residential Communities on town-owned property including Baron's South.
10. In September 2014, the Commission denied Text Amendment #677 which sought to change some of the provisions for Senior Residential Communities established in Text Amendment #625.
11. On December 18, 2014 and January 8, 2015 the Open Space Subcommittee of the Planning & Zoning Commission met to propose the rezoning of several Town owned properties to the Dedicated Open Space and Recreation District. The Baron's South property was one of 4 properties which the subcommittee recommended to the full commission to be rezoned. The properties included 60 Compo Road South, 401, 405, 407 & 427 Riverside Avenue, 260 Compo Road South and 0 Woodside Lane.
12. On January 8, 2015 the full Commission voted to accept the recommendation of the Open Space Subcommittee and thus formally submitted a request to rezone 60 Compo Road South to DOSRD #2.
13. When the DOSRD zone was created in 2004 the Planning & Zoning Commission included a list of 12 properties that could potentially be rezoned to DOSRD. 60 Compo Road South was not included on the list at that time.
14. The proposed zoning designation would be DOSRD #2 which according to the purpose statement in §40 would allow for active recreational uses:
"The purpose of a Dedicated Open Space and Recreation District #2 is to allow certain parks to be used for active recreation such as playing fields, golf courses, tennis courts, beaches and other active organized sports in developed recreation areas."
15. The existing uses on the property which include the Westport Senior Center and several residential building would all become pre-existing non-conforming uses if this application is approved. Any significant changes or modifications to these existing uses would require variances.
16. The Commission was also requested hear a pre-application review on March 12, 2015 for a senior housing project on this property.
17. Comments on this rezoning application were received from several Town departments including: the Westport Weston Health District, Police Conservation, Town Attorney and also the CT DEEP.
18. A public hearing was held and testimony was received

NOW THEREFORE, BE IT RESOLVED that **Map Amendment #687**: Appl. #15-006 by the Westport Planning and Zoning Commission for an amendment to the zoning map to rezone property located at 60 Compo Road South from Res. A/GBD/RPOD to DOSRD #2 (Dedicated Open Space and Recreation District#2); be **ADOPTED** for the following reasons:

REASONS

- A. The Planning and Zoning Commission finds the amendment is consistent with Westport Zoning Regulations.
- B. The Planning and Zoning Commission finds the amendment is consistent with the 2007 Plan of Conservation and Development as the proposed change will help to preserve a large tract of open space.
- C. The Planning & Zoning Commission finds that the application is consistent with the following sections of the 2007 Plan of Conservation and Development:
 - a. *“Natural resources in Westport should continue to be preserved and conserved (see sidebar) due to their contribution to environmental health and community character. In the telephone survey, approximately 80 percent of respondents felt that Westport is doing a good job protecting natural resources overall, but the town should strive to improve protection.” Pg 3-2*
 - b. *“Preservation of open space is an important issue to Westport residents. It will help protect natural resources; provide flood storage, wildlife habitat, and tree canopy; enhance overall community appearance; and enhance the quality of life of residents and visitors.*

Open space may also be used for passive recreation such as walking, bicycling, and picnicking. On the other hand, active open space allows more organized recreation such as sports fields. Additionally, some open space, such as wetland areas require restrictions to protect the land in a natural state.” Pg 4-2
- D. The Planning & Zoning Commission finds this parcel is best suited for open space as it is located in the highest traffic density area in the Town based upon a recent Town wide traffic study.

VOTE:

AYES	-4-	Stephens, Whittle, Gratrix & Walsh
NAYS	-1-	Vebell
ABSTENTIONS	-1-	Hodge

The effective date of this amendment is: **April 20, 2015.**

Very truly yours,



Chip Stephens
Chairman, Planning & Zoning Commission

Attached: Map Amendment #687

Cc: James Marpe, First Selectman
Ira Bloom, Town Attorney
Stuart McCarthy, Parks & Recreation Director
Steve Edwards, DPW Director
Paul Friia, Tax Assessor
Eileen Flug, RTM Moderator
Matt Mandell, RTM P&Z Subcommittee, Chair
Damion Vassel, DPW Engineering



PROPOSED ZONING MAP

Town of Westport Department of Public Works Engineering Division	FIELD DATE: JANUARY 30, 2015 DRAWN BY: MAPPING TECHNICIAN CHECKED BY: ZONING DEPT DISCLAIMER: This data is prepared for Westport, CT and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this information are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on the map. Westport and its mapping contractors assume no legal responsibility for the information contained herein. (P) 203.454.5783 www.westportct.gov	SCALE: 1 INCH EQUALS 300 FT
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DRAWING NAME: BARONS PROPOSED ZONE MAP