

**PLANNING & ZONING COMMISSION SPECIAL MEETING MINUTES
MAY 3, 2021; 2:00 P.M.
HELD VIRTUALLY VIA INTERNET AND PHONE**

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Present: Ken Edgar, Chairman; Harry Falber, Sally Korsh, Britta Lerner, Richard Wolf

Not Present: Jane Connolly, Vice Chairwoman; Don Saltzman

Also Present: Tracy Kulikowski, Land Use Director; members of the public

Digitally Recorded [held virtually due to the COVID-19 State of Emergency]

2:03 p.m. Chairman Edgar called the meeting to order.

DISCUSSION/DECISION: APPLICATION FOR LOT DEVELOPMENT PLAN APPROVAL; 50 MICHAELS WAY, LOT 21 OF THE BYEBROOK SUBDIVISION [MICHAEL RITZZO, JASON RITZZO REAL ESTATE DEVELOPMENT LLC, FRED D'AMICO, P.E., L.S.] [21-05]

Mike Ritzzo, property owner, came before the Commission to present the application for the construction of a new single-family house, septic system, well, driveway, pool, tennis court, utilities, storm water management, landscaping and related site work. The members reviewed the site plans submitted and prepared by D'Amico Associates, dated January 26, 2021, last revised April 12, 2021. The application included Westport-Weston Health Department approval for the proposal. The members asked questions and a discussion ensued. The Commission reviewed a draft approval.

Sally Korsh made a motion that the Commission approve the application for a Lot Development Plan Approval, with conditions: 50 Michaels Way, Lot 21 of the Byebrook Subdivision, as presented to the Commission. Seconded by Harry Falber. Hearing no further discussion and a roll call vote, the motion carried (5-0). Vice Chairwoman Connolly and Don Saltzman absent.

APPROVAL OF MINUTES: APRIL 5, APRIL 19 AND APRIL 26, 2021

Hearing no comments, the Commission accepted the Minutes of April 5, April 19 and April 26, 2021.

Hearing no further discussion, Britta Lerner made a motion that the Commission adjourn the meeting. Seconded by Sally Korsh. All in favor, the motion carried (5-0). Vice Chairwoman Connolly and Don Saltzman absent.

2:20 p.m. Meeting adjourned

Submitted by: AnnMarie Fontana, Assistant