



Town of Westport
Planning and Zoning Commission
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
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www.westportct.gov

April 15, 2020

SPECIAL NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING:

Pursuant to the Governor's Executive Order No. 7B, there will be no physical location for this meeting. This meeting will be held electronically and live streamed on www.westportct.gov and shown on Optimum Government Access Channel 79 and Frontier Channel 6020. Comments to be read during the Public Hearing public comment period may be emailed to PandZcomments@westportct.gov. We will use our best efforts to read public comments aloud at the meeting if they are received during the public comment period and if they state your full name and address and identify the Public Hearing agenda item to which your comment relates. Comments on Public Meeting items will not be read aloud during the meeting. If you have a compelling reason to give your Public Hearing comments by participating in the meeting, please send an email by noon on April 23, 2020, to maryyoung@westportct.gov, stating your name and address and the Public Hearing agenda item to which your comments will relate, and meeting participation details will be emailed to you. Meeting materials are available at www.westportct.gov along with the meeting notice and agendas posted on the Meeting List & Calendar page.

NOTICE/AGENDA, Revision #1

PLANNING & ZONING COMMISSION MEETING

THURSDAY, APRIL 23, 2020

AT 5:00PM (early start time)

I PUBLIC MEETING

Public participation for Public Meeting items is limited to submitting comments in advance of the meeting (until 4:30pm on the day of the meeting). Comments should be sent to pandz@westportct.gov

- 1. (Previously scheduled for April 7, 2020, but postponed at the applicant's request)
60 Compo Beach Road (aka Compo Beach), PID #D03164000 located in the Residence A District, and 260 Compo Road South (aka Longshore Club Park), PID #C04001000 located in the Residence AA and Residence AAA Districts:
§8-24 Request by the Parks and Recreation Director on behalf for the First Selectman for a report on a lease between the Town of Westport and Upsilon Entertainment Group, LLC. for the Food and Beverage Concession for the Pavilion at Compo Beach, and for the Halfway House and Longshore Pavilion located at Longshore Club Park (must decide by 4/22/20 + 90 day extension if needed).
Applicant's presentation time: 10 minutes.*

2. **90 Hillspoint Road, PID #E07007000, located in the Residence AA and Res A districts:** §8-24 Request by the Real Property Committee on behalf of the First Selectman for a report on the continued leasing of Hillspoint School to the Parent Child Center (*must decide by 5/12/20 + 90 day extension if needed*).
Applicant's presentation time: 10 minutes.

II PUBLIC HEARING

1. **26 Beachside Ave: WITHDRAWN ON 04/14/20** Coastal Site Plan Appl. #PZ-20-00156 submitted by Robert Marx of Roger Ferris & Partners for property owned by Fiona Garland for a new single-family residence for property located in the Residence AAA zone, PID#G05002000.
2. **50 Compo Mill Cove: (Continued from the 3/5/20 meeting when no testimony was received, AND TO BE FURTHER CONTINUED TO 5/28/20. No testimony will be received on 4/23/20)** Coastal Site Plan Appl. #19-063 submitted by Tom Ryder, LandTech for property owned by Pasquel Malpeso Jr. to retain a stone planter box and associated wall located in the Residence A zone, PID#E04091000 (*Must decide by 5/18/20 + 90 day extension if needed*).
Seated at 1/23/20 meeting: Mr. Stephens, Mr. Rutstein, Ms. Walsh, Mr. Lebowitz, Mr. Olefson, and Ms. Laskin.
3. **(Previously scheduled for 3/15/20, but meeting was cancelled) 201 Main Street:** Special Permit/Site Plan Appl. #19-067 submitted by Mel Barr, Barr Associates LLC for property owned by Belden Place LLC to modify prior approval granted per Resolution #17-033 to change approved floor area below the first floor and to modify approved landscaping located in the Restricted Business District, PID#C10091000 (*Must close by 5/11/20 + 90 day extension if needed*).
Applicant's presentation time: 10 minutes.
4. **44 Compo Mill Cove: (Continued from the 3/5/20 meeting)** Coastal Site Plan Appl. #19-065 submitted by Compo Cove LLC c/o Robin Tauck for property owned by Compo Cove LLC to construct a revetment and planted dune located in the Residence A zone, PID#E04094000 (*Must decide by 6/1/20 + 90 day extension if needed*).
Seated at 3/5/20 meeting: Ms. Dobin, Mr. Stephens, Mr. Lebowitz, Mr. Rutstein, Ms. Walsh, Mr. Cammeyer, and Mr. Gratrix.

III WORK SESSION

(The following items will be discussed and voted on as time permits. The public may observe the work session, but not participate.)

New Business:

- **25 Kings Highway South, Birchwood Country Club:** Submitted by Attorney John Fallon requesting Modification to Resolution #18-073 that approved a Warming Hut adjacent to Paddle Tennis Courts.

No Old Business:

Dated at Westport, Connecticut on this 13th day of April 2020, Danielle Dobin,
Chairman, Planning and Zoning Commission.