



**Town of Westport**  
Planning and Zoning Commission  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
Tel: 203-341-1030 Fax: 203-454-6145  
[www.westportct.gov](http://www.westportct.gov)

*The following meeting of the Planning & Zoning Commission was held remotely using Zoom Technology:*

## **Planning and Zoning Commission Minutes**

April 23, 2020

Meeting Started: 5:00 P.M.

**In attendance:** Danielle Dobin, Chip Stephens, Gregory Rutstein, Michael Cammeyer, Catherine Walsh, Paul Lebowitz, Jon Olfeson, Al Gratrix Jr (*for 44 Compo Mill Cove*), and Neil Cohn providing technical support utilizing the Zoom technology.

**P&Z Staff:** Mary Young, AICP, P&Z Director.  
Michelle Perillie, AICP, CFM, Planner.

### **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](mailto:pandz@westportct.gov)*

- 1. 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.  
**Action: Testimony received and meeting closed. Positive Report, Vote: 7-0-0, See attached resolution.**
- 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.  
**Action: Testimony received and meeting closed. Positive Report, Vote: 7-0-0, See attached resolution.**

## II PUBLIC HEARING

1. **26 Beachside Ave:** 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.  
**Action: Item was withdrawn on 4/14/20.**
2. **50 Compo Mill Cove:** 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.  
**Action: Item was continued to 5/28/20 hearing, no testimony was taken on 4/23/20.**
3. **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.  
**Action: Testimony received and hearing closed. Granted, Vote: 7-0-0, See attached resolution.**
4. **44 Compo Mill Cove:** 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.  
**Action: Testimony received and hearing closed. Approved, Vote: 7-0-0, See attached resolution.**

## 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.  
**Granted, Vote: 6-0-1 (Walsh), See attached resolution.**

### **No Old Business:**

Meeting Concluded: 9:00P.M.