



## 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)

June 19, 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](http://www.westportct.gov) and shown on Optimum Government Access Channel 79 and Frontier Channel 6020. Public comments may be received PRIOR to the Public Hearing and should be sent to [PandZ@westportct.gov](mailto:PandZ@westportct.gov) by 12:00pm the day of the hearing. Public comments may be also be received DURING the meeting if they: (i) are sent to [PandZcomments@westportct.gov](mailto:PandZcomments@westportct.gov), (ii) state your full name and address, (iii) identify the Public Hearing agenda item to which your comment relates, and (iv) are received before the public comment session on that agenda item ends. Comments on Public Hearing items that do not meet these requirements will be placed in the public file but will not be read aloud during the meeting. Comments not pertaining to Public Hearing items will not be read aloud during the meeting. If you would like to give your Public Hearing comments by participating in real time in the meeting, please send an email by noon on June 25, 2020, to [maryyoung@westportct.gov](mailto: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 to enable you to participate in real time in the Public Hearing. Meeting materials are available at [www.westportct.gov](http://www.westportct.gov), on the Planning and Zoning Department web page under "P&Z Pending Applications & Recent Approvals".*

## AGENDA REVISION #2

### PLANNING & ZONING COMMISSION MEETING

THURSDAY, JUNE 25, 2020 AT 5:00PM (early start time)

#### I WORK SESSION

- Approval of Minutes: 5/7/20, 5/11/20, 5/14/20, 5/28/20

#### II PUBLIC HEARING

1. **Text Amendment #777:** *(This application was continued from 6/18/20 meeting, testimony received).* #PZ-20-00133 submitted by Richard Redniss to: Modify §4-5, Maximum Allowable Multi-Family Dwellings, to exempt dwellings approved pursuant to proposed §32-26; Add a definition to §5 for Below Market Rate Housing Units (BMR's); and Add a use subject to Special Permit approval to §32, Supplementary Use Regulations, proposed as §32-26, Adaptive Reuse and Redevelopment of Nonresidential Buildings to Housing. The text amendment if adopted will enable preservation and Adaptive Reuse of existing non-residential buildings to be converted to Multi-Family Dwelling use on properties both listed on the Historic Resources Inventory (HRI) and located in a split zoning district consisting of the Residential A and B Zones. A copy of the proposed text amendment is available online at [www.westportct.gov](http://www.westportct.gov) is on file in the Town Clerk's Office, is on file in the Planning and Zoning Office, and is attached to this notice (must close by 7/16/20 + 90-day extension if needed).

Seated at 6/18/20 meeting: Ms. Dobin, Mr. Stephens, Mr. Rutstein, Ms. Walsh, Mr. Lebowitz, Mr. Olefson, and Mr. Cohn.

2. **41 Richmondville Avenue:** *(This application was continued from 6/18/20 meeting, testimony received).* Appl. #PZ-20-00132 submitted by Rick Redniss for a Special Permit/Site Plan for property owned by 41 Richmondville LLC for Adaptive Reuse and Redevelopment of Non-Residential Buildings to Housing for a building listed on the Historic Resources Inventory (HRI) located on property in the Residence A zone and Residence B zone, PID#C12046000, relying upon adoption by the Planning and Zoning Commission of proposed Text Amendment #777 *(must close by 7/16/20 + 90-day extension if needed).*

Seated at 6/18/20 meeting: Ms. Dobin, Mr. Stephens, Mr. Rutstein, Ms. Walsh, Mr. Lebowitz, Mr. Olefson, and Mr. Cohn.

3. **50 Compo Mill Cove:** *(This application was continued from the 05/28/20 hearing)* 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.

Seated at 5/28/20 meeting: Ms. Dobin, Mr. Stephens, Mr. Rutstein, Ms. Walsh, Mr. Lebowitz, and Ms. Laskin.

4. **34 Hillspoint Road:** Special Permit/ Site Plan Appl# PZ-20-00316 submitted by Susan and Mitch Raboy for excavation and fill activities to create a more level rear yard, located in the Res. AA district, PID#E08012000 *(must open by 7/18/20 + 90-day extension if needed).*

**Applicant's presentation time: 10 minutes.**

## II 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:

- **Discussion of Draft Proposal to Modify the P&Z Fee Schedule, Appendix A.**

### No Old Business:

A copy of the Legal Notice/ Agenda for the Planning & Zoning Commission hearing on June 25, 2020 is available on-line at [www.westportct.gov](http://www.westportct.gov), on the Planning and Zoning Department web page under "Planning & Zoning Department". Due to the closing of Town Hall to the public during the COVID-19 emergency, and pursuant to the Governor's Executive Order #71, the Legal Notice/ Agenda for the Planning & Zoning Commission hearing on June 25, 2020 cannot be viewed at the Westport Town Clerk's Office or the Westport Planning and Zoning Office at this time.

It is the policy of the Town of Westport that all Town-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact Westport's ADA Coordinator at 203-341-1043 or [eflug@westportct.gov](mailto:eflug@westportct.gov) at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

Dated at Westport, Connecticut on this 19th day of June 2020, Danielle Dobin, Chairman, Planning and Zoning Commission.