



**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)

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

## **Planning and Zoning Commission Minutes**

**July 23, 2020**

**Meeting Started: 5:00 P.M.**

**In attendance: Danielle Dobin, Chip Stephens, Gregory Rutstein,  
Michael Cammeyer, Catherine Walsh, Paul Lebowitz, Jon Olfeson.**

**P&Z Staff: Mary Young, P&Z Director.  
Ira Bloom, Town Attorney.  
Peter Gelderman, Town Attorney.  
Nick Bamonte, Town Attorney.**

### **I EXECUTIVE SESSION**

- 1. Discuss pending litigation, Cross Street LLC v. Westport Planning and Zoning Commission.  
Action: Discussed**

### **II PUBLIC HEARING- Start Time 5:45pm**

- 1. Text Amendment #783:** Appl: PZ-20-00462 submitted by the Planning and Zoning Commission, to add a new Section 32-20A, Continuation of Temporary Outdoor Dining in Response to COVID-19, that if adopted as submitted will extend until March 31, 2021 all the same provisions currently enabling Outdoor Activities for Restaurants pursuant to Executive Order No. 7MM issued by Governor Lamont. The proposal is designed to extend these same provisions should EO No. 7MM expire or be rescinded before March 31, 2021. A copy of the proposed text amendment is available on-line 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.  
**Action: Action: Testimony received and meeting closed.**  
**Adopted, Vote: 6-0-0, See attached resolution.**  
**Effective Date: 9/8/20**

2. **Text Amendment #784:** Appl: PZ-20-00463 submitted by the Planning and Zoning Commission, to add new Section 32-28, Temporary Provisions for Fitness Businesses in Response to COVID-19, that if adopted as submitted will authorize, subject to certain conditions, use of outdoor space for fitness studios, gyms, and sports centers (Fitness Businesses). The proposal is intended to enhance public health and safety in response to COVID-19 subject to a self-certification process and will remain valid until otherwise modified or rescinded by the Commission. A copy of the text amendment is available on-line 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.

**Action: Action: Testimony received and meeting closed.**

**Adopted, Vote: 6-0-0, See attached resolution.**

**Effective Date: 8/1/20**

3. **259 Saugatuck Avenue & 1 Charmer's Landing:** Special Permit/Site Plan Appl. # PZ-20-00334 submitted by LandTech c/o Peter Romano for property owned by 259 Saugatuck Av., LLC/Charmers Landing Property, LLC, for excavation and fill activities associated with single family residence and associated site improvements, located in the Residence A zone, PID#B04027000/B04028000 .

**Action: Action: Testimony received and meeting closed.**

**Granted, Vote: 6-0-0, See attached resolution.**

4. **220 Post Road West:** Special Permit/ Site Plan Appl. #PZ-20-00457 submitted by Silverman Westport Realty Associates, LLC c/o William J. Fitzpatrick, Esq., for property owned by Silverman Westport Realty Associates, LLC, located in the General Business District, PID#B08071000 for a School, as defined in Sec. 5-2 of the Westport Zoning Regulations, to allow Pierrepont School to utilize 4,625 +/- SF of space for approximately 48 students in grades 7-12 in an existing building, and application of an "other" use parking standard pursuant to Sec. 34-5, to provide social distancing for teachers and students that cannot be accommodated at the existing Pierrepont School across the street at 1 Sylvan Road North.

**Action: Action: Testimony received and meeting closed.**

**Granted, Vote: 6-0-0, See attached resolution.**