



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

November 6, 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. Public comments may be received PRIOR to the Public Hearing and should be sent to 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 (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 November 19, 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 to enable you to participate in real time in the Public Hearing. Meeting materials are available at www.westportct.gov, on the Planning and Zoning Department web page under "P&Z Pending Applications & Recent Approvals".

NOTICE/AGENDA

PLANNING & ZONING COMMISSION MEETING

THURSDAY, NOVEMBER 19, 2020 AT 7:00PM

I PUBLIC HEARING

- 1. 521 Riverside Ave:** *(This application was opened and continued on 10/8/20 with no testimony received, was further continued to 10/22/20 with no testimony received, was continued to 11/5/20 with testimony received, and was further continued to 11/19/20)* Special Permit/ Coastal Site Plan Appl# PZ-20-00217 submitted by Mel Barr for property owned by SCR Realty Group LLC for patio modifications with the installation of an accessory shade pergola, new landscaping and to find consistency with the Coastal Area Management Act, located in the Restricted Office Retail District #2 Zone, PID#B06039000 *(must close by 12/20/20 w/ max extension including EO #7I)*.
- 2. 270 Saugatuck Ave:** *(This application was opened and continued on 11/5/20 with testimony received and was continued to 11/19/20 hearing)* Special Permit/Coastal Site Plan Appl# PZ-20-00504 submitted by Peter Romano of LANDTECH for property owned by O'Halloran Realty located in the Residence AA zone, PID#B04008000, to modify Resolution #17-015 by seeking zoning incentives pursuant to §32-18, Historic Residential Structures, to increase Total Coverage associated with a proposal to expand the existing parking in support of a new tenant, *(must close by 12/10/20 + 90-day extension if needed)*.

3. **6 Manitou Court:** Special Permit/ Coastal Site Plan Appl# PZ-20-00669 submitted by Andy Soumelidis of LANDTECH for property owned by 6 Manitou Court LLC for excavation and fill activities to create a flatter lawn and to find consistency with the Coastal Area Management Act, located in the Residence AAA zone, PID#C05039000 (*must open by 12/20/20 + 90-day extension if needed*).

Applicant's presentation time: 15 minutes

4. **1 Rodgers Way:** Special Permit/ Site Plan Appl# PZ-20-00770 submitted by Meehan and Ramos Pools LLC c/o Stuart McCarthy for property owned by Wolverine 2012 Trust LLC for after-the-fact approval for excavation and fill activities associated with regrading around new swimming pool, located in the Residence AAA zone, PID#G14001000 (*must open by 12/26/20 + 90-day extension if needed*).

Applicant's presentation time: 15 minutes.

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:

Old Business:

- Discussion of referral of pending project submitted by Norden Place KB, LLC at 10 Norden Place, Norwalk CT

A copy of the Legal Notice/ Agenda for the Planning & Zoning Commission hearing on November 19, 2020 is available on-line at 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 #7I, the Legal Notice/ Agenda for the Planning & Zoning Commission hearing on November 19, 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 at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

Dated at Westport, Connecticut on this 6th day of November 2020, Danielle Dobin, Chairman, Planning and Zoning Commission