



**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)

December 4, 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 December 17, 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".*

**NOTICE/AGENDA**

**PLANNING & ZONING COMMISSION MEETING**

**THURSDAY, DECEMBER 17, 2020 AT**

**SPECIAL START TIME: 6:00PM**

**I PUBLIC MEETING**

*(The public may observe the work session, but not participate.)*

- 1. 14 Hillandale Road:** §8-24 Municipal Improvement request PZ-20-00885 from the First Selectman submitted on behalf of Richard Benson for a report regarding the proposed private mainline sanitary sewer extension to support a proposed Resubdivision of property located at 14 Hillandale Road in the Residence AA district. *(Must decide by 12/28/20 + 90-day extension if needed).*  
**Applicant's presentation time: 5 minutes.**

**II PUBLIC HEARING**

- 1. 14 Hillandale Road:** Resubdivision Appl #PZ-20-00820 submitted by Richard Benson for property owned by Hillandale Properties LLC c/o Richard Benson for a 4-lot Resubdivision, an open space parcel and a new private road (Authors Way), located in the Residence AA zone, PID#E08074000 *(must open by 1/9/21 + 90-day extension if needed).*  
**Applicant's presentation time: 20 minutes.**

2. **9 Yankee Hill Road:** Costal Site Plan Appl# PZ-20-00787 submitted by Curt Lowenstein of LANDTECH for property owned by MGZL LLC for regrading activities associated with leveling the rear yard, located in the Residence AA zone, PID#D04008000  
*(must open by 12/26/20 + 90-day extension if needed).*  
**Applicant's presentation time: 5 minutes.**
  
3. **16 Weston Road:** Special Permit/ Site Plan Appl.#PZ-20-00827 submitted by Rob Pryor of LANDTECH for property owned by 16 Weston Road LLC for excavation and fill approval to allow filling of low area at property line adjacent to property at 18 Weston Road, located in Residence AA zone, PID# D13081000.  
*(Must open by 1/16/21 + 90-day extension if needed).*  
**Applicant's presentation time: 5 minutes**
  
4. **18 Weston Road:** Special Permit/ Site Plan Appl.#PZ-20-00828 submitted by Rob Pryor of LANDTECH for property owned by Jason Burkhardt and Alyssa Eno for excavation and fill approval to allow filling of low area at property line adjacent to property at 16 Weston Road, located in Residence AA zone, PID#D13080000. *(Must open by 1/16/21 + 90-day extension if needed).*  
**Applicant's presentation time: 5 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:**

A copy of the Legal Notice/ Agenda for the Planning & Zoning Commission hearing on December 17, 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 #7I, the Legal Notice/ Agenda for the Planning & Zoning Commission hearing on December 17, 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 4<sup>th</sup> day of December 2020, Danielle Dobin, Chairman, Planning and Zoning Commission