



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

February 3, 2021

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 February 11, 2021, 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".

AGENDA, REVISION #1

PLANNING & ZONING COMMISSION MEETING

THURSDAY, FEBURARY 11, 2021

START TIME: 6:00 PM

I PUBLIC HEARING

- 1. 1076 Post Road East:** Special Permit/ Site Plan Appl.#PZ-20-00886 submitted by Frederick W. Hoag of FWH Architects for property owned by Post Plaza LLC for façade renovations, parking lot reconfiguration, site work including grading, drainage, landscaping and lighting, and parking relief in the form of applying an "Other" or lower than the retail parking standard, to a portion of the tenant space, and Joint Parking relief to share parking with an on-site restaurant, to accommodate a new retail grocery store tenant in the former Barnes and Noble tenant space, for property located in the Highway Service District, PID#F09050000. *(Must open by 2/18/21 + 90-day extension if needed).*

Applicant's presentation time: 15 minutes

- 2. 76 Post Road East (aka 33 Jesup Road): Special Permit/Site Plan Appl.** Appl. #PZ-20-00944 submitted Renato Donselli for property owned by Fine Arts Realty, LLC, to permit expanded hours for when live music may be played at Basso Restaurant and Wine Bar, allowing music to be played until 11:00pm on Sundays to Thursdays, and until 2:00am on Fridays and Saturdays, pursuant to §32-20 of the Zoning Regulations for property located in the Business Center District/Historic, Village District Overlay-Westport Center, PID#C09150000 *(must decide by 2/20/21 with 90-day extension if needed).* **Applicant's presentation time: 10 minutes**

3. **26-28 Beachside Avenue:** Appl# PZ-21-00028 submitted by Andrew Bentley & Fiona Garland for properties owned by Fiona Garland (26 Beachside Ave) and Andrew Bentley (28 Beachside Ave) to construct two flow through staircases to access the beach (one on each property), repair damaged sections of the pre-1934 concrete seawall that spans both properties, and remove timber groins from the beach, located in Residential AAA zone, PID#G05002000/ PID#G05001000 (*must decide by 3/20/21 with 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:

- Discuss drafting an amendment and scheduling a hearing to modify §32-20A, Continuation of Temporary Outdoor Dining in Response to COVID-19, due to expire on March 31, 2021.

Old Business:

- No old business

A copy of the Legal Notice/ Agenda for the Planning & Zoning Commission hearing on February 11, 2021 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 February 11, 2021 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 eplug@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 3rd day of February 2021, Danielle Dobin, Chairman, Planning and Zoning Commission