



Town of Westport
Planning and Zoning Commission
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
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www.westportct.gov

LEGAL NOTICE OF DECISION

Notice is hereby given that at a meeting held on **February 4, 2021** the Westport Planning and Zoning Commission took the following action:

- 1. ADOPTED AS MODIFIED: Text Amendment #779:** Appl.#PZ-20-00139 submitted by the Planning and Zoning Commission to modify the process for Planning and Zoning Commission review of certain Coastal Site Plan applications. A copy of the adopted text amendment including the modifications is on file in the Westport Town Clerk's Office, is on file in the Westport Planning and Zoning Office and attached to this notice.
Effective Date: 3/4/21
- 2. APPROVED: 19 Beachside Commons:** Appl. #PZ-20-00971 submitted by Bluewater Beachside, LLC for property owned by Bluewater Beachside, LLC for a request to construct new house and swimming pool, located in the Residence AAA zone, PID#G05014000.

A copy of the Legal Notice of Decision is available on-line at www.westportct.gov, on the Planning and Zoning Department "Pending Applications and Recent Approvals" page. 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 of Decision cannot be viewed at the Westport Town Clerk's Office or the Westport Planning and Zoning Office at this time.

Dated at Westport, Connecticut this 5th day of February, 2021 Danielle Dobin, Chairman, Planning and Zoning Commission.

Deleted language is [~~struck out and in brackets~~]; New language is underlined.

The Following is From §31, Regulations Applying to All Districts:

[~~31-10.7.5 Public Hearing~~]

[~~In reviewing a Coastal Site Plan in accordance with the requirements of §22a-109 of the CAM Act, the Commission or Board will hold a public hearing on a Coastal Site Plan if required by these regulations.~~]

The Following is From §43, Special Permit and/or Site Plan Review Procedures:

43-5.2 Site Plan Review and Hearings

Site Plan approval by the Planning & Zoning Commission shall be required for construction, addition or alteration of a non-residential building involving more than five hundred (500) square feet of building coverage or containing more than five hundred (500) sq ft of gross interior floor space, or any of the uses or activities listed below:

- 1) A Change of Use pursuant to §5-2.
- 2) [~~Activities located with the Coastal Boundary pursuant to §31-10.6~~].
Non-residential activities pursuant to §31-10.6 of these regulations and any Shoreline Flood and Erosion Control Structure as defined in CGS §22a-109 located within the Coastal Boundary as described in CGS §22a-94.
- 3) Truck trailer storage for more than 7 days pursuant to §32-8.1.
- 4) Excavation and fill activities that are not exempt pursuant to §32-8.1.
- 5) Outdoor Special Events, pursuant to §32-23, that:
 - (a) Exceed ten (10) days in duration and are located in a non-residential district.
 - (b) Exceed two (2) days in duration and/or extend beyond 10:00pm on Fridays and Saturdays and are located in a residential district.
 - (c) Exceed seven (7) days in duration and/or extend beyond 10:00pm on Fridays and Saturdays and are located on a privately-owned property in a residential district containing a Special Permit Use.

The P&Z Commission, at its discretion, may hold a public hearing on an application for Site Plan review. [~~other than an application for a Site Plan review covered by 43-5.1 & 43-5.2 above.~~]