



**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)

June 04, 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](http://www.westportct.gov). This meeting will also be 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. 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**

**THURSDAY, June 17, 2021,**

**START TIME: 6:00 PM**

**I PUBLIC MEETING**

**6:00PM**

Remote participation instructions:

**Zoom Link:**

<https://us02web.zoom.us/j/85111256572?pwd=SytodUOvYkw4OTk4Zk5hYmNwM2hkdz09>

**Dial in via**

**telephone:**

+1 646 876 9923

**Meeting ID:** 851 1125 6572

**Passcode:** 474561

1. Commission to potentially vote to go into Executive Session to discuss:

- A. Pending litigation: Cross Street LLC v. Westport Planning and Zoning Commission (Docket No. HHD-CV18-6103065-S).

*The executive session will be by a separate electronic meeting not open to the public.*

**II EXECUTIVE SESSION**

1. Discuss Pending litigation: Cross Street LLC v. Westport Planning and Zoning Commission (Docket No. HHD-CV18-6103065-S).

### III PUBLIC MEETING

6:30PM

Remote participation instructions (*Be aware, this is a different link than what is on Page 1, herein*):

**Zoom Link:**

<https://us02web.zoom.us/j/88080650253?pwd=WVVwYWNEdEczdWYvbXR1MVpNTG5OUT09>

**Dial in via**

**telephone:**

+1 646 876 9923

**Meeting ID:** 880 8065 0253

**Passcode:** 420248

1. Potentially Vote on Pending litigation: Cross Street LLC v. Westport Planning and Zoning Commission (Docket No. HHD-CV18-6103065-S).

### IV WORK SESSION

**Approval of Minutes-** 5/6/21, 5/12/21, 5/13/21, 5/27/21

### V PRE-APPLICATION

- Submitted by Andy Soumelidis to discuss draft text amendment to modify Sections 6-3.3, 13-5, and 14-5 of the Zoning Regulations to permit additional building height for structures located within a FEMA designated Special Flood Hazard Area (SFHA).

**Time Allotted for a Pre-Application: 20 minutes**

### VI PUBLIC HEARING

1. **50 Compo Mill Cove:** (*This item was opened on 1/28/21 with no testimony received and subsequently continued to 4/22/21, it was then continued without testimony to 5/13/21 with no testimony and further continued to 6/10/21 without testimony received, and subsequently continued to 6/17/21*) Coastal Site Plan Appl# PZ-20-00851 submitted by Tom Ryder of LANDTECH for property owned by Pasquale Malpeso Jr. for a request to modify Coastal Site Plan approval #16-038 to change approved vegetated slope and to find consistency with the Coastal Area Management Act, located in the Residence A District, PID# E04091000 (*Must decide by 6/20/21 with 65-day extension + 90-day extension granted*).

**Applicant's presentation time: 15 minutes**

2. **35 Elm Street:** §8-24, Municipal Improvement Appl.# PZ-21-00361, Request by the Department of Public Works on behalf of the First Selectman for a report from the Planning and Zoning Commission regarding a project to redesign and reconstruct the Baldwin Parking Lot and to make findings related to the project's consistency with the Coastal Area Management (CAM) Act, for property located in the Residence A/Village District Overlay (VDO)/Westport Center, PID #C10143000 (*Must decide by 6/23/21*).  
**Applicant's presentation time: 15 minutes.**
  
3. **35 Elm Street:** Special Permit/Coastal Site Plan Appl. #PZ-21-00362 submitted by the Department of Public Works for a project to redesign and reconstruct the Baldwin Parking Lot, for property located in the Residence A/Village District Overlay (VDO)/Westport Center, PID #C10143000 (*Must open by 7/31/21*).  
**Applicant's presentation time: 15 minutes**
  
4. **118 Wilton Road:** Special Permit/ CAM Site Plan Appl. #PZ-21-00075 submitted by Tom Ryder, LANDTECH for property owned by Victoria Fuller for after-the-fact approval for excavation and fill activities and to find consistency with the Coastal Area Management Act, for property located in the Residence AA District, PID#C10070000 (*Must open by 6/28/21 w/ 65-day extension*).  
**Applicant's presentation time: 15 minutes**

## VII 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:**

- **40 Fullin Road-** Referral from City of Norwalk for comments on pending Special Permit to redevelop property for 40 Units of elderly housing

A copy of the Legal Notice/ Agenda for the Planning & Zoning Commission hearing on June 17, 2021 is available online 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 #71, the Legal Notice/ Agenda for the Planning & Zoning Commission hearing on June 17, 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 [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 June 2021, Danielle Dobin, Chairman, Planning and Zoning Commission.