



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

June 11, 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. 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 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 June 24, 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".

NOTICE/AGENDA

PLANNING & ZONING COMMISSION

THURSDAY, June 24, 2021,

START TIME: 6:00 PM

I PRE-APPLICATION

- Submitted by Michael Calise with the intended benefiting property being located at 215 Post Road West to discuss a potential text amendment to create a new zoning district to incentivize preservation of Historic buildings on certain sized properties in the Business Preservation District by expanding allowable uses to include uses permitted in a Corporate Park District.
Time Allotted for a Pre-Application: 20 minutes

II PUBLIC HEARING

- Text Amendment #793:** *(This application was opened at the 5/6/21 hearing and continued with testimony to the 5/27/21 hearing, it was then continued to 6/24/21 hearing with no testimony taken on 5/27/21)* Appl. #PZ-21-00226 submitted by Peter Romano/ LANDTECH to amend §5, Definitions, to modify the swimming pool definition to exclude swimming pools of a certain size from Total Coverage calculations; to amend §5, Definitions, to create a new definition for Sports Court, and to exclude Sports Courts of a certain size from Total Coverage calculations; to modify §11-2.4 Accessory Uses permitted in a Residence AAA district, to modify language for Swimming Pools to exclude them from Total Coverage calculations; and add language permitting Sports Courts as an Accessory Use to a Dwelling and to exclude Sports Courts from Total Coverage calculations. The amendment if adopted will apply to all properties in all zoning districts. A copy of the text amendment is available on-line at www.westportct.gov, is on file in the Town Clerk's Office, is on file in the Planning and Zoning Office, and is attached to this notice *(Must close by 8/14/21 w/ 65-day extension provided)*.

2. **Text Amendment #795:** Appl. #PZ-21-00277 submitted by the Westport Planning and Zoning Commission to adopt a definition for Bus Shelters and exempt them being considered a "Structure," thereby removing zoning obstacles if/when they are located. A copy of the text amendment is available on-line at www.westportct.gov, is on file in the Town Clerk's Office, is on file in the Planning and Zoning Office, and is attached to this notice (*No deadline. Commission authored Amendment*)

Applicant's presentation time: 5 minutes

3. **16 Fresenius Rd:** Subdivision Appl. #PZ-21-00319: submitted by Bryan Nesteriak of B&B Engineering LLC for property owned by Patricia Colgan Davis for a request a 3-Lot Subdivision of property plus an Open Space, located in the Residence A/ Residence AA zone, PID# F09098000 (*must open by 7/17/21*).

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:

- **126 & 128 Bayberry Lane-** Request for 90-Day extension to record subdivision mylar for project approved per Resolution #PZ-20-00973.

A copy of the Legal Notice/ Agenda for the Planning & Zoning Commission hearing on June 24, 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 June 10, 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 at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

Dated at Westport, Connecticut on this 11th day of June 2021, Danielle Dobin, Chairman, Planning and Zoning Commission.