



Town of Westport
Planning and Zoning Commission
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www.westportct.gov

To be published in The Norwalk Hour on Friday June 25, 2021, and Friday July 2, 2021

LEGAL NOTICE OF HEARING

Notice is hereby given that the Westport Planning and Zoning Commission will hold a remote Public Hearing on **Thursday, July 8, 2021**, at 6:00 P.M.

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 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 July 8 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," or may be reviewed in the Planning and Zoning Office, Room 203, Town Hall, 110 Myrtle Avenue, Monday -Friday, 8:30a.m. to 4:30p.m. by scheduling an appointment with the Office who can be contacted at PandZ@westportct.gov or at 203-341-1030.

The following items will be reviewed at the July 8, 2021, Public Hearing:

1. **Text Amendment #796:** Appl. #PZ-21-00393 submitted by Urstadt Biddle Properties, Inc. c/o Attorneys John Knuff and Amy Souchuns to modify Westport Zoning Regulations §6, Non-Conforming Uses, Buildings and Lots, to create a new subsection §6-6.3, Non-Conforming Medical Redevelopment. The text amendment if adopted will benefit only 1460 Post Road East, (Greens Farms Plaza) according to the applicant, as the eligibility criteria requires lots be: (A) Not less than 2.5 acres nor more than 3.0 acres; (B) Located in a split zone comprised of General Business District (GBD) and Residence A; and (C) Where a building is located entirely in the GBD portion of the lot; and (D) where the building is intended for redevelopment primarily as medical offices. If adopted, the Text Amendment will allow standards to be applied, distinct from those otherwise applicable, related to:
 - Building Height;
 - Building Coverage;
 - Floor Area;
 - Parking and Loading;

- Landscaping;
- Fire Lanes;
- Grading; and
- Setbacks.

A copy of the proposed text amendment is available on-line at www.westportct.gov is on file in the Westport Town Clerk's Office and is on file in the Westport Planning and Zoning Office.

2. **1460 Post Road East:** Special Permit/ Site Plan Appl. #PZ-21-00394 submitted by Urstadt Biddle Properties, Inc. c/o Attorneys John Knuff and Amy Souchuns, for property owned by Urstadt Biddle Properties, Inc. located in both the General Business District, and Residence A District, PID #H09019000. The application is to redevelop property to accommodate a new medical office tenant (and retain the existing medical marijuana dispensary) using regulations if adopted as proposed pursuant to Text Amendment #796 available for review on-line at www.westportct.gov, on file in the Westport Town Clerk's Office, and on file in the Westport Planning and Zoning Office. Proposed building activities include constructing an entrance addition, adding an elevator, adding building mechanicals, and adding an emergency generator. Proposed site work includes modifications to the parking lot, completing landscaping improvements, and completing drainage improvements.
3. **17 Burr Farms Road:** Special Permit/Site Plan Appl. #PZ-21-00369 submitted by B&B Engineering LLC for property owned by Brian and Tami Sunshine, to authorize non-exempt front-yard landscaping activities pursuant to §32-8, Excavation and Filling of Land listed in the Westport Zoning Regulations, for property located in the Residence AA District, PID #F10051000.

Dated at Westport, Connecticut on this 25th day of June 2021 and 2nd day of July 2021, Danielle Dobin, Chairman, P&Z Commission.