



WESTPORT CONNECTICUT  
PARKS AND RECREATION DEPARTMENT  
LONGSHORE CLUB PARK  
260 SOUTH COMPO ROAD  
WESTPORT, CT 06880

### **LEGAL NOTICE OF SPECIAL MEETING**

Notice is hereby given that the Parks and Recreation Commission will hold a public special meeting on Wednesday, September 1, 2021 at 7:30pm. Pursuant to the Governor's Executive Order No.7B, there is no physical location for this meeting. It will be held electronically. Meeting materials will be available on the Meeting List & Calendar page of the Town website at [westportct.gov](http://westportct.gov), along with the meeting notice.

#### **Instructions to attend:**

+1 646 876 9923

Meeting ID: 840 1308 5788

Passcode: 398959

### **SPECIAL MEETING AGENDA**

1. To take such action as the meeting may determine related to review of two (2) Baron's South draft conceptual plans.

Charles Haberstroh, Chairman  
Parks and Recreation Commission

*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.*

# Parks and Recreation Commission

**Meeting Date:** September 1, 2021

**Special Meeting Item #1:**

To take such action as the meeting may determine related to review of two (2) Baron's South draft conceptual plans.

**Background Information:**

The Planning and Zoning Regulation Subcommittee has asked for guidance in terms of a vision for the Baron's South property as they review its current zoning.

**Back-up Documents:**

Memo from Jennifer Fava, Director of Parks and Recreation – Baron's South Review of Draft Conceptual Plans dated August 19, 2021

Draft – 2017 Conceptual Plan (For informational purposes only – not for review)

Draft – 2021 Conceptual Study B

Draft – 2021 Conceptual Study A

**Staff Recommendation:**

Staff recommends pursuing the 2021 Conceptual Study A vision with the Planning and Zoning Commission as it provides some active recreation opportunities while still preserving most of the open space.

**Resolution Format:**

The Parks and Recreation Commission recommends Conceptual Study A to the Planning and Zoning Commission, for consideration in subcommittee, as the preferred vision for the Baron's South property.



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## WESTPORT CONNECTICUT

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LONGSHORE CLUB PARK  
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(203) 341-5090

MEMO TO: Parks and Recreation Commission

MEMO FROM: Jennifer A. Fava, Director of Parks and Recreation

DATE: August 19, 2021

RE: **Baron's South Review of Draft Conceptual Plans**



The Barons South property is currently zoned as DOSRD #2 which means that it is restricted to passive or non-organized recreation use.

The Planning and Zoning Regulation Subcommittee is reviewing the zoning designation of the Baron's South property including the possibility of rezoning a portion of the property under a new zone designation which would allow for some active and/or organized recreation purposes. As part of these discussions, Parks and Recreation has been asked what potential uses would be envisioned at this property.

Draft conceptual plans have been developed for review and discussion by the Parks and Recreation Commission with the intention of being able to provide the Planning and Zoning Commission with guidance in terms of a vision for the property.

The draft 2017 Conceptual plan is outdated and no longer applies as it was originally created during the period when there was discussion of the Westport Arts Center utilizing the Golden Shadows building.

### **Draft – 2021 Conceptual Study B:**

This plan meets the current zoning requirements of DOSRD #2 for passive recreation with walks, paths, benches, and picnic tables. A parking area located off Compo Road South is also included in order to make the upper portion of the property accessible to people of all abilities. The blue dots indicate ADA accessible routes. A rough cost estimate for this concept is \$1.8 million.

### **Draft – 2021 Conceptual Study A:**

This plan requires changes to the current zoning requirements as it includes some areas for active recreation activities. The vision of this concept is to allow for active recreation such as pickleball and bocce in the lower portion of the property while retaining the open space and natural character for the majority of the acreage. A parking area located off Compo Road South is also included in order to make the upper portion of the property accessible to people of all abilities. The blue dots indicate ADA accessible routes. A rough cost estimate for this concept ranges from \$2.2 - \$2.3 million depending on the type of surface used for the pickleball courts.

The Parks and Recreation Department prefers Conceptual Study A as it provides a number of elements that will enhance our park system and our ability to offer a variety of recreational opportunities for our community. As we are aware, there is a demand for dedicated pickleball courts and we have limited

property that is suitable for this purpose. While the sport is becoming more widespread among all age groups, a significant demand is by seniors making the location near the Westport Center for Senior Activities an attractive site. The addition of a bocce court or other similar amenities near the WCSA and the ability to utilize the property for additional activities provides further enhancements.

While adding limited amenities for active recreation, the plan still retains and improves the open space qualities and features of the property. It is important to keep the passive aspect to the park, but it does not have to be one or the other. When it comes to this property, Conceptual Study A provides a nice blend of both active and passive uses and will create another outstanding recreational destination within the Town of Westport.

Therefore, staff recommends the Parks and Recreation Commission provide the 2021 draft Conceptual Study A to the Planning and Zoning Commission for consideration in subcommittee.

attachments

**DRAFT**



**BARON'S SOUTH DESIGN DRAFT**

BARON'S SOUTH DESIGN DRAFT  
PARKS + RECREATION TOWN OF WESTPORT, CONNECTICUT

MASTER PLAN



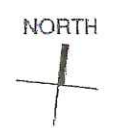
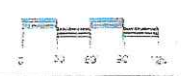
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BARONS SOUTH DESIGN  
PARKS + RECREATION TOWN OF WESTPORT, CONNECTICUT

Aris Land Studio  
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www.aris3.com  
11/16 Conceptual Study B  
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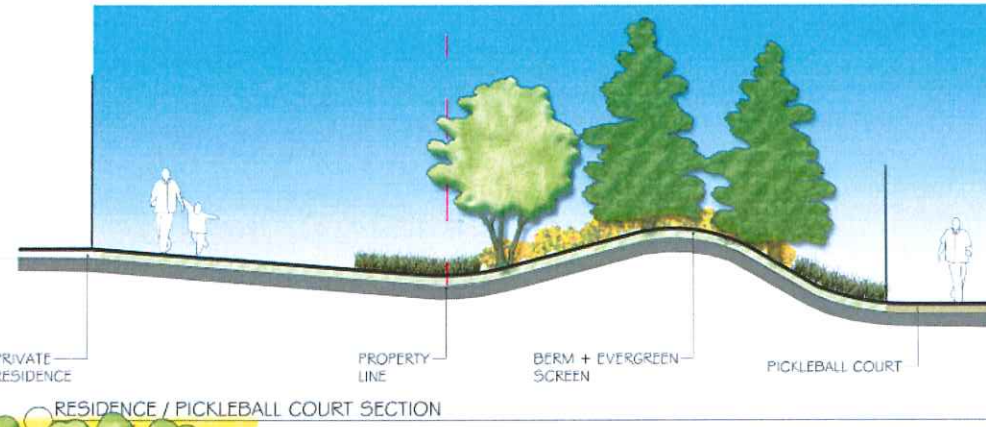
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- ACCESSIBLE ROUTE
- CHESS - LARGE SCALE
- BOCCIE COURT
- STAIR ACCESS
- SHELTER
- CENTER FOR SENIOR ACTIVITIES
- INFORMATION KIOSK
- MAJOR TRAIL (entry)
- PICKLEBALL COURTS
- CONIFER/BERM BUFFER SECTION
- SENSORY / EDUCATION GARDENS
- GARDEN MAZE
- MINOR TRAIL
- SHRUB RESTORATION
- FILL AREA (potential)
- BEECH RESTORATION

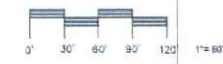
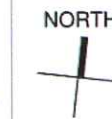


DRAFT BARONS SOUTH DESIGN

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3/1/21  
Conceptual Study A



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