



**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)

August 26, 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 [PanZ@westportct.gov](mailto:PanZ@westportct.gov) by 12:00pm the day of the hearing. 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".*

**Instructions to Attend ZOOM Meeting:**

**Phone:** + 1 646 876 9923 US (New York)

**Meeting ID:** 851 2472 6978

**Passcode:** 705439

**ZOOM Link:** <https://us02web.zoom.us/j/85124726978?pwd=QUhITDFpYU1CTkMvNUh3VWVhVZ1hUUT09>

**AGENDA**

**PLANNING & ZONING COMMISSION**

**THURSDAY, September 2, 2021,**

**START TIME: 6:00 PM**

**I WORK SESSION**

- Discussion and potential vote on a Democratic P&Z Alternate.
- To discuss with the Town Engineer drainage issues and possible subcommittee meeting to explore updating our drainage regulations.

**II PUBLIC HEARING**

- 1. Text Amendment #799:** Appl. #PZ-00597 submitted by the Planning and Zoning Commission to add definitions in §5-2 of the Westport Zoning Regulations for "Cannabis" and "Cannabis Establishments;" to modify the definition for "Dispensary Facility;" and to add a new section to §31, Regulations Applying to All Districts, entitled §31-16, "Prohibition on Cannabis Establishments," prohibiting Cannabis Establishments, with the exception of Dispensary Facilities, in all zoning districts in the Town of Westport. A copy of the proposed text amendment is available on-line at [www.westportct.gov](http://www.westportct.gov) is on file in the Westport Town Clerk's Office and is on file in the Westport Planning and Zoning Office.  
**Applicant's presentation time: 10 minutes.**

2. **4 Blue Chip Lane:** Coastal Area Management Site Plan Appl.#PZ-21-00442 submitted by Andy Soumelidis, LANDTECH for property owned by Justin & Lauren Walters for construction of a new single-family residence, pool, patio, and driveway and to find consistency with the coastal area management act, for property located in the Residence A zone, PID#A02018000.  
**Applicant's presentation time: 10 minutes.**
  
3. **27 Mayflower Parkway:** Special Permit/ Site Plan Appl.#PZ-21-00504 submitted by Kevin Poole, RPM Home Inc. for property owned by Susan and Matthew Byer for grading that is not exempt per Sec. 32-8 associated with excavation and fill activities proposed in the side and rear yard, for property located in the Residence AA zone, PID#D05076000.  
**Applicant's presentation time: 10 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:**

- **Draft Text Amendment from the Landscape Subcommittee to modify Sec. 35-4, Landscaping of Developed Sites, and determine if it may be converted to a formal Text Amendment and scheduled for future public hearing.**
- **Approval of Minutes:** 7/8/21 & 7/22/21
- **Bond Release Requests:**
  - **7 Hillside Lane-** Res.#18-043- Exc & Fill- \$2,057.00
  - **793 Post Road East-** Res.#17-037A- S&E Controls- \$44,629.00

A copy of the Legal Notice/ Agenda for the Planning & Zoning Commission hearing on September 2, 2021, is available online at [www.westportct.gov](http://www.westportct.gov), on the Planning and Zoning Department web page under "Planning & Zoning Department".

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 26<sup>th</sup> day of August 2021, Danielle Dobin, Chairman, Planning and Zoning Commission.

**Text Amendment #799**Submitted: 7/29/21Revised: 7/30/21Received: 9/2/21Public Hearing Scheduled for: 9/2/21

Adopted: \_\_\_\_\_

Effective date: \_\_\_\_\_

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

*From §5-2, Specific Terms***Dispensary Facility**

~~[A place of business where marijuana may be dispensed or sold at retail to qualifying patients and primary caregivers for which the Department of Consumer Protection has issued a dispensary facility license to an applicant under §21a-408 to §21a-408q, inclusive of the Connecticut General Statutes and §21a-408 of the Regulations of Connecticut State Agencies.]~~

A place of business where cannabis may be dispensed, sold or distributed in accordance with chapter 420f of the general statutes and any regulations adopted thereunder, to qualifying patients and caregivers, and to which the department [of consumer protection] has issued a dispensary facility license under chapter 420f of the general statutes and any regulations adopted thereunder.

**Cannabis**

“Cannabis” means marijuana, as defined in section 21a-240 of the general statutes.

**Cannabis Establishments**

“Cannabis Establishment” means a producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager, delivery service or transporter.

*From §31, REGULATIONS APPLYING TO ALL DISTRICTS***§31-16, Prohibition on Cannabis Establishments**Prohibition:

For a period of twenty-four (24) months commencing from the effective date \_\_\_\_\_ of this section, all Cannabis Establishments, with the exception of Dispensary Facilities, are prohibited in all zoning districts in the Town of Westport.

For purposes of this section, the following terms are defined as set forth in Section 5-2 and Section 1 of Public Act 21-1: “Cannabis,” “Cannabis Establishment” and “Dispensary Facility.”