



WESTPORT™

JOINT COMMITTEE PUBLIC MEETING
(Historic District Commission and Architectural Review Board)

NOTICE AND AGENDA
Tuesday, December 7, 2021, 7:00 PM
AGENDA

Meeting ID: 869 0412 4726
Passcode: 728825
One tap mobile
+16468769923,,86904124726# US (New York)

Join Zoom Meeting
<https://us02web.zoom.us/j/86904124726?pwd=aWJYaDcrdktqTFJEM0wvWkNaN2Mvdz09>

Notice is hereby given that the Joint Committee of the Historic District Commission and the Architectural Review Board will hold an electronic public meeting on **Tuesday, December 7, 2021, 2021** at 7:00 PM for the following purpose:

1. To approve minutes from the November 3, 2021 meeting.
2. To review and comment on the proposed new Main Street tunnel submitted by Miggs Burroughs for property owned by the Town of Westport. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.
3. To review and comment on the proposed new addition and windows at **10 Bay Street** (PID# C09//156/000) submitted by Nick DeMaio, Philip Cerrone Architect for property owned by 10 Bay Street Property LLC. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.
4. To review and comment on the proposed new façade at **15 Myrtle Ave, Unit 1** (PID# D10//001/000) submitted by Rick Hoag, Frederick William Hoag Architect for property owned by R W 15 Myrtle LLC. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.
5. To review and comment on the proposed new signage and awning at **40 Post Road East/21 Jesup Road** (PID# C09//153/000) submitted by John Massari, Accent Signs & Awnings for property owned by Winwest Post LLC/Win Properties Inc. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.
6. To review and comment on the proposed new Text Amendment #807/PZ-21-0076 to amend §43-5.2, Site Plan Review and Hearings contained in the Zoning Regulations to modify process for review of Small Scale project located in the Village District Overlay (VDO) Zone/Westport Center submitted by Mary Young, P&Z Director. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.
7. To adjourn the meeting.

Special Notice Regarding This Electronic Meeting:

There will be no physical location for this meeting. This meeting will be held electronically. Telephone and Zoom video participation details are above. Comments from the public will be received during the public meeting. A copy of the applications and Joint Committee agenda for the meeting is available on-line at www.westportct.gov and on the Town Calendar web page under December 7, 2021.

Bill Harris, HDC Chairman
Ward French, ARB Chairman
November 30, 2021

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.



WESTPORT™

JOINT COMMITTEE PUBLIC MEETING
(Historic District Commission and Architectural Review Board)

Tuesday, November 3, 2021, 7:00 PM
DRAFT MINUTES

Members Present:

Vesna Herman, ARB Member
Jon Halper, ARB Member

Bill Harris, Co-Chair
Francis Henkels, HDC Member
Scott Springer, HDC Member

Staff Present:

Donna Douglass, HDC Administrator

Notice is hereby given that the Joint Committee of the Historic District Commission and the Architectural Review Board held an electronic public meeting on **Tuesday, November 3, 2021** at 7:00 PM for the following purpose:

1. To approve minutes from the October 5, 2021 meeting.
MOTION (made by Henkels): To approve the minutes of the October 5, 2021 meeting.
SECOND: Springer
SEATED: Herman, Halper, Harris, Henkels, Springer
VOTE: Unanimously approved
2. To review and comment on the proposed new signage at **33 Elm Street** (PID# C10//157/000) submitted by Kevin Kane of Hung Well Signs LLC for property owned by Old Hill Elm LLC. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.
MOTION (made by Henkels): To approve the proposed new signage at 33 Elm Street (PID# C10//157/000) submitted by Kevin Kane of Hung Well Signs LLC for property owned by Old Hill Elm LLC.
SECOND: Halper
SEATED: Herman, Halper, Harris, Henkels, Springer
VOTE: Unanimously approved
3. To review and comment on the proposed new signage at **180 Post Road East** (PID# D09//134/000) Carlos Pla, CIBUS Hospitality Group for property owned by JPM Westport LLC. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.
MOTION (made by Henkels): To approved the proposed new signage at 180 Post Road East (PID# D09//134/000) Carlos Pla, CIBUS Hospitality Group for property owned by JPM Westport LLC.
SECOND: Halper
SEATED: Herman, Halper, Harris, Henkels, Springer
VOTE: Unanimously approved

4. To adjourn the meeting.
Meeting Adjourned at 7:30 PM

Bill Harris, HDC Chairman
Ward French, ARB Chairman
November 4, 2021

Village District Overlay (VDO) Zone Westport Center §36;

The purpose of this Village District Overlay (VDO) is to protect the distinctive character, landscape, and historic structures and development pattern within this Village District while encouraging a mixed use, walkable district that is attractive to residents, employees, and visitors. New construction or substantial rehabilitation in the Village District should be compatible with the existing character of the district and reinforce both the existing development patterns and connections to the Saugatuck River. (See copy of Westport Regulations §36-2 attached 9pgs)

RECEIVED

NOV 08 2021

HISTORIC DISTRICT COMMISSION

JOINT COMMITTEE
REVIEW and RECOMMENDATION

PROPERTY ADDRESS: Main Street Tunnel, Westport, CT

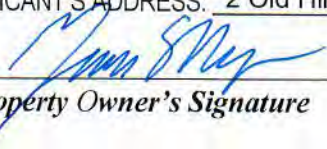
OWNER OF RECORD: _____ Daytime Tel #: _____

OWNER'S ADDRESS: _____ E-mail: _____

APPLICANT'S NAME (if different): Miggs Burroughs Daytime Tel #: 203-984-3179

If the applicant is unable to obtain property owner's signature, submit a letter of authorization signed by the property owner with this application, as per §43-3.3.

APPLICANT'S ADDRESS: 2 Old Hill Road, Westport, CT E-mail: miggsb@optonline.net



Property Owner's Signature

Miggs Burroughs

Legal Representative Signature (As authorized by owner)

Required Review and Approvals for Properties Located in the VDO Zone:

- Certificate of Appropriateness (if property is located within a local historic district or designated a local historic property)
- Joint Committee Review and Recommendation of proposed design plans
- Compliance Alternative for Joint Committee Review (if applicant requests consideration of an alternative approach that satisfies the intent of the design principles but is not in compliance with design standards)
- Site Plan Approval by the Planning and Zoning Commission

Prior to Joint Committee Review and Recommendation Meeting, please submit the following: (Call for Meeting dates)

This application completed and the following required materials to Historic District Commission Office, Room108 203-341-1184.

- Submit a narrative, describing the project, including construction details, proposed materials and how the improvements are consistent with the style or how the improvements vary, a rationale of why the variation should be, approved under Sec 36-2.2.
- Seven (7) copies of the Historic Resources Inventory Form if the property is listed; (Available in HDC Office)
- Seven (7) copies of Site Plan (11" x 17").
- Seven (7) copies of Existing Style of the Building and
- Seven (7) copies of scaled Building Plans, including Existing Conditions Plans and Proposed Plans. (11" x 17").
- Seven (7) complete sets of photos showing the original Building(s) (if applicable), include photos of the Buildings to either side of the proposed project and the view from across the street. A contrasting demonstration of the Existing Building in current Streetscape and the Proposed Building within context of its surroundings.
- Also, submit such other material deemed appropriate by applicant to enable the Joint Committee to evaluate the design.
- E-mail an Electronic Version of ALL your submitted materials to ddouglass@westportct.gov

Joint Committee Recommendations to P&Z Commission are: _____

Joint Committee Chair's Signature: _____ Date: _____

Thank you Donna.

Here is another photo rendering which shows how the Main Street awning would look to a pedestrian walking down the street, in the reddish color we are suggesting.

Not only is it an attractive way to identify the tunnel entrance, but it would also act as a very visible public shelter for anyone waiting for a ride or a friend, without being hidden out of sight inside the tunnel, even in the rain.

Also, attached is a drawing with dimensions for the front and rear entrances to the tunnel.

Approximate cost for both awnings would be \$7,000.

It would be supported by four sturdy 2.5" diameter pipes embedded into the sidewalk, and could also be anchored to the building.

Will we be participating in the December 7 meeting or just listen in?

Thanks

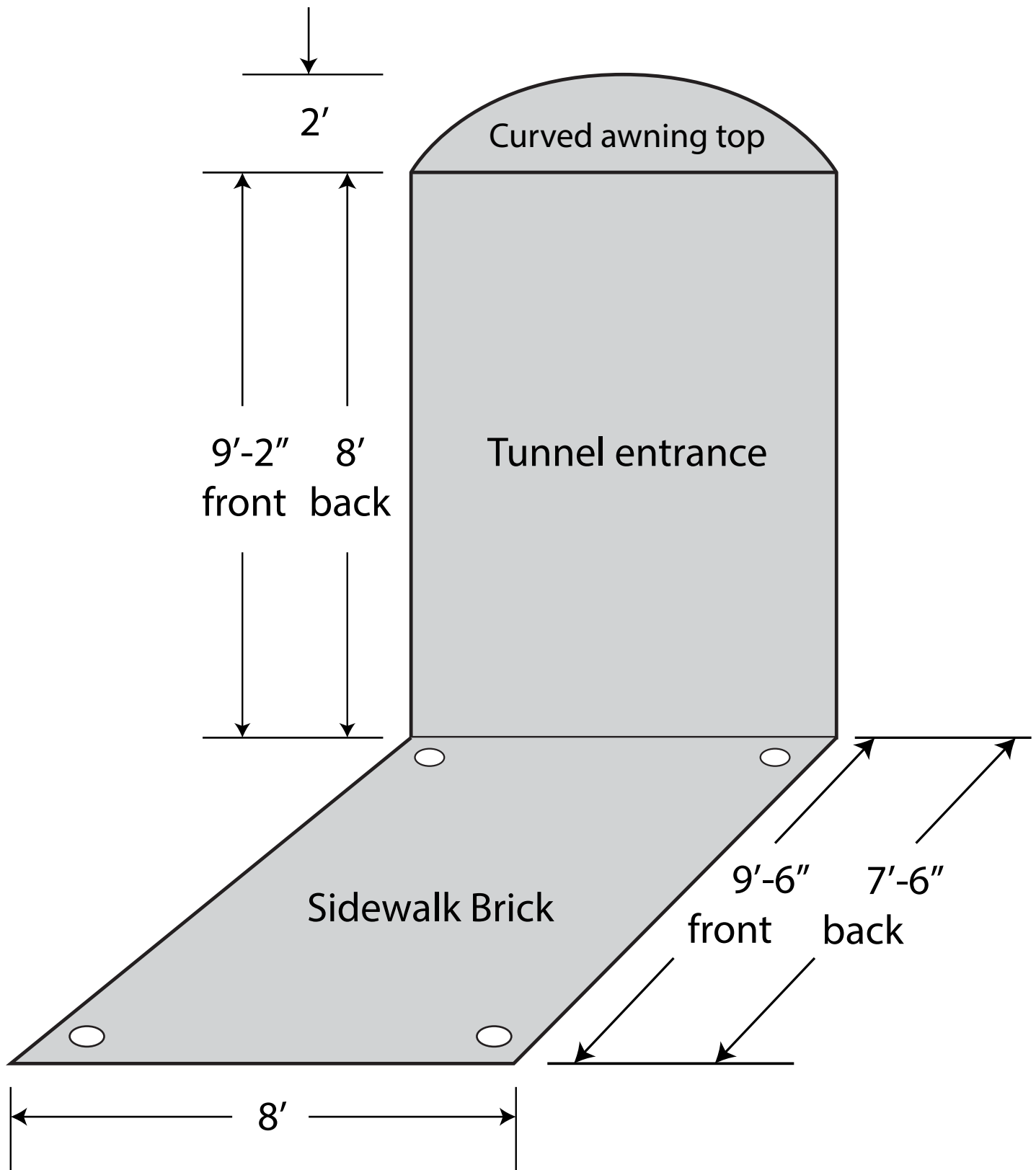


Miggs B

Creative License at Work

Miggs Burroughs
Box 6, Westport, CT 06881
203-984-3179
(or just yell out the window)

Dimensions of tunnel opening and sidewalk on Main Street (front) and Parker Harding (back)



JOINT COMMITTEE
Village District Overly (VDO) Zone/Westport Center
REVIEW and RECOMMENDATION

PROPERTY ADDRESS: 10 Bay Street, Westport CT

OWNER OF RECORD: Bay Ten Holdings LLC Daytime Phone: 203-984-0328

OWNER'S ADDRESS: 18 Kings Hwy North, Westport, CT 06880 Email longlots@aol.com

APPLICANT'S NAME (if different): Philip Cerrone Architect Daytime Phone: 203-333-2066

If the applicant is unable to obtain property owner's signature, please submit a letter of authorization signed by the property owner with this application, as per §43-3.3.

APPLICANT'S ADDRESS: 421 Meadow Street, Fairfield, CT 06824 Email: phil@cerrone.us

Property Owner's Signature



Legal Representative's Signature (As authorized by owner)

Required Review and Approvals for Properties Located in the VDO Zone:

- Certificate of Appropriateness (if property is located within a local historic district or designated a local historic property)
- Joint Committee Review and Recommendation of proposed design plans
- Compliance Alternative for Joint Committee Review (if applicant requests consideration of an alternative approach that satisfies the intent of the design principles but is not in compliance with design standards)
- Site Plan Approval by the Planning and Zoning Commission

Prior to Joint Committee Review and Recommendation Meeting, please submit the following: (See annual meeting calendar with submission deadlines. The Joint Committee meets the first Tuesday of the month.)

This application completed and the following required materials to Historic District Commission Office, Room 108 203-341-1184.

- Seven (7) narrative description of the project, including construction details, proposed materials and how the improvements are consistent with the style or how the improvements vary, a rationale of why the variation should be, approved under Sec 36-2.2.
- Seven (7) copies of the Historic Resources Inventory Form if the property is listed; (*Available in HDC Office*)
- Seven (7) copies of site plan (11" x 17")
- Seven (7) copies of existing style of the building
- Seven (7) copies of scaled building plans, including existing conditions plans and proposed plans (11" x 17")
- Seven (7) complete sets of photos showing the original historic building (if applicable), include photos of the buildings to either side of the proposed project and the view from across the street. A contrasting demonstration of the existing building in current streetscape and the proposed building within context of its surroundings
- Other materials deemed appropriate by applicant to enable the Joint Committee to evaluate the design
- E-mail an electronic version of ALL your submitted materials to cleahy@westportct.gov.

Joint Committee Recommendations to P&Z Commission are:

Joint Committee Chair's Signature: _____ Date: _____

10 Bay Street
Westport, CT
October 26, 2021

Description of Work

The existing building exterior is brick and wood trim with clapboard on the large dormers, asphalt roof shingles on the sloped roofs and wood windows. According to town records, the building was built in 1972. The existing building is used as office space.

Following is a Scope of Work related to the exterior of the existing building at 10 Bay Street, Westport CT.

- The existing (3) story building has no proper lobby space or elevator to provide accessibility to all floors and tenant office spaces. A lobby space with elevator will be added to the rear of the existing building and connect to all 3 floors disturbing as little of the existing building as possible.
- The proposed addition will be constructed of the same materials seen on the existing building with a brick façade and replica trim detailing to tie the addition back to the existing façade. The roof over the new addition will be a dark standing seam metal roof.
- The main entry door on the rear of the building gets pushed out with the addition of the new lobby but still remains centered on the building. The new door will match the aesthetic character of the existing building and be appointed with similar trim and detailing.
- Our plan is to remove (10) total windows from the façade, (5) of which are on the brick façade, the other (5) on the dormer, and add new windows on the addition to match the existing and be appointed with trim and detailing to also match.
-

It is my opinion that addition of this elevator lobby will provide much needed accessibility to all floors of the building and allow tenants (regardless of their location in the building) to be able to provide accessibility for their patients. By sticking to the material palette of the existing façade the addition seeks to blend and enhance the current building while simultaneously providing improved functionality and circulation for both tenants and visitors.



ACM REALTY

10 Bay Street
2nd Floor
Westport Ct 06880
t (203) 557-6107
f (203) 414-1308

Westport Planning & Zoning Department

Westport Historic Commission

Westport Town Hall
110 Myrtle Avenue, Westport CT 06880

Re: **10 Bay Street Property LLC**

To Whom It May Concern,

I hereby authorize Philip Cerrone to act as my agent in matters pertaining to the submission of applications and securing permits for my property at 10 Bay Street, Westport CT.

Very Truly Yours,

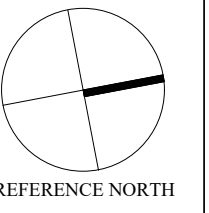
Mary C Walsh

Mary C. Walsh

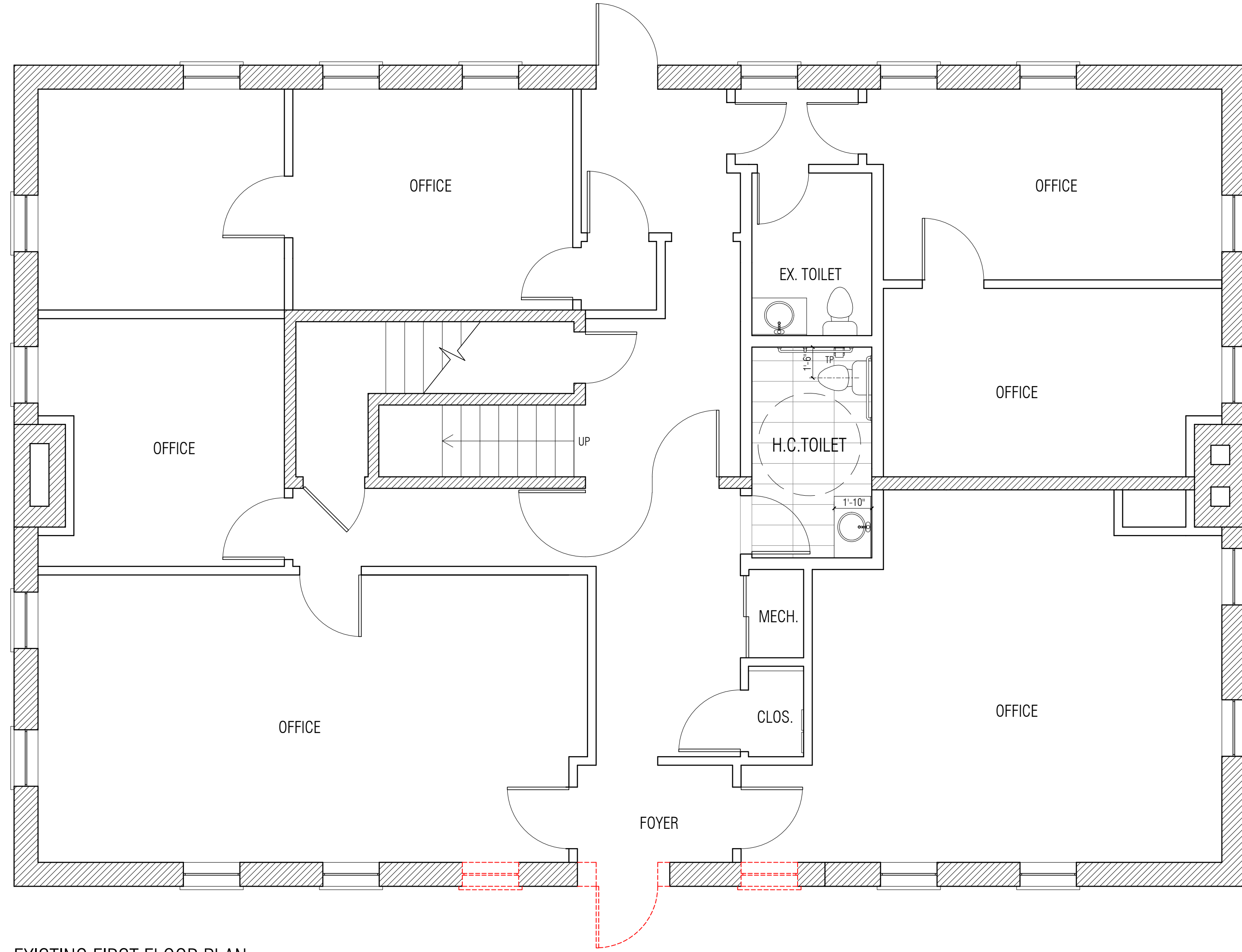
10 Bay Street Property LLC

ACM Realty LLC

11/04/2021

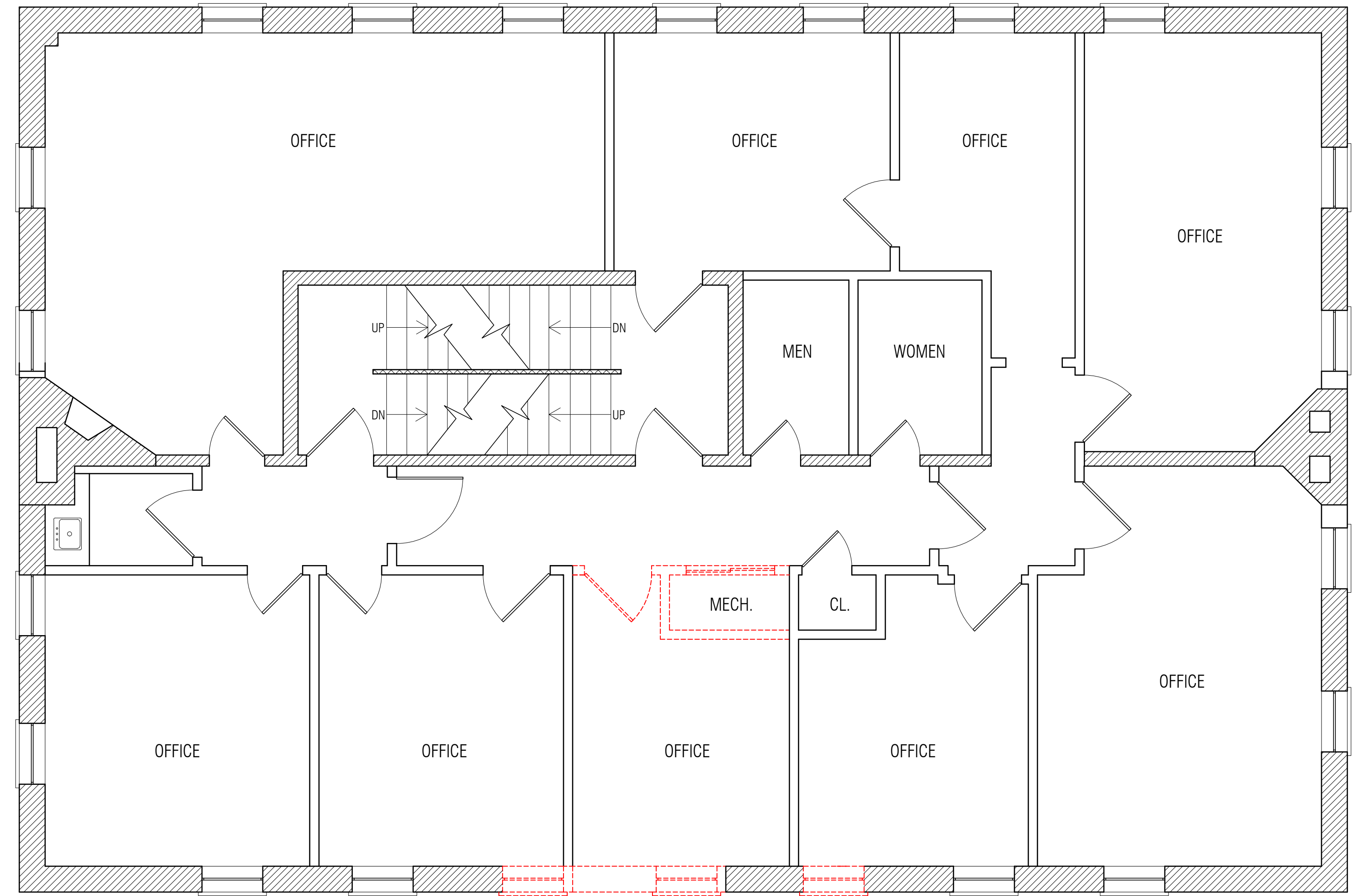


REFERENCE NORTH



EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

- LEGEND
- EXISTING TO BE DEMOLISHED
 - EXISTING WALL TO REMAIN
 - EXISTING MASONRY WALL TO REMAIN



EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

- LEGEND
- EXISTING TO BE DEMOLISHED
 - EXISTING WALL TO REMAIN
 - EXISTING MASONRY WALL TO REMAIN

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

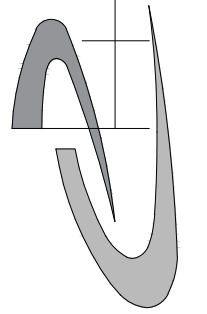
SCALE: AS NOTED

DATE: 10/26/2021

DRAWN: N.M.D.

PHILIP H. CERRONE III, AIA, NCARB
ARCHITECT

421 Meadow Street
Fairfield, CT 06824
203.333.2066



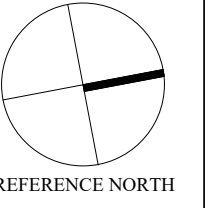
10 BAY STREET EXPANSION

10 Bay St.
Westport, CT 06880

FLOOR PLAN

2021

EX-1



REFERENCE NORTH

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REVISID:

SCALE: AS NOTED

DATE: 10/26/2021

DRAWN: N.M.D.

PHILIP H. CERRONE III, AIA, NCARB
ARCHITECT

421 Meadow Street
Fairfield, CT 06824
203.333.2066

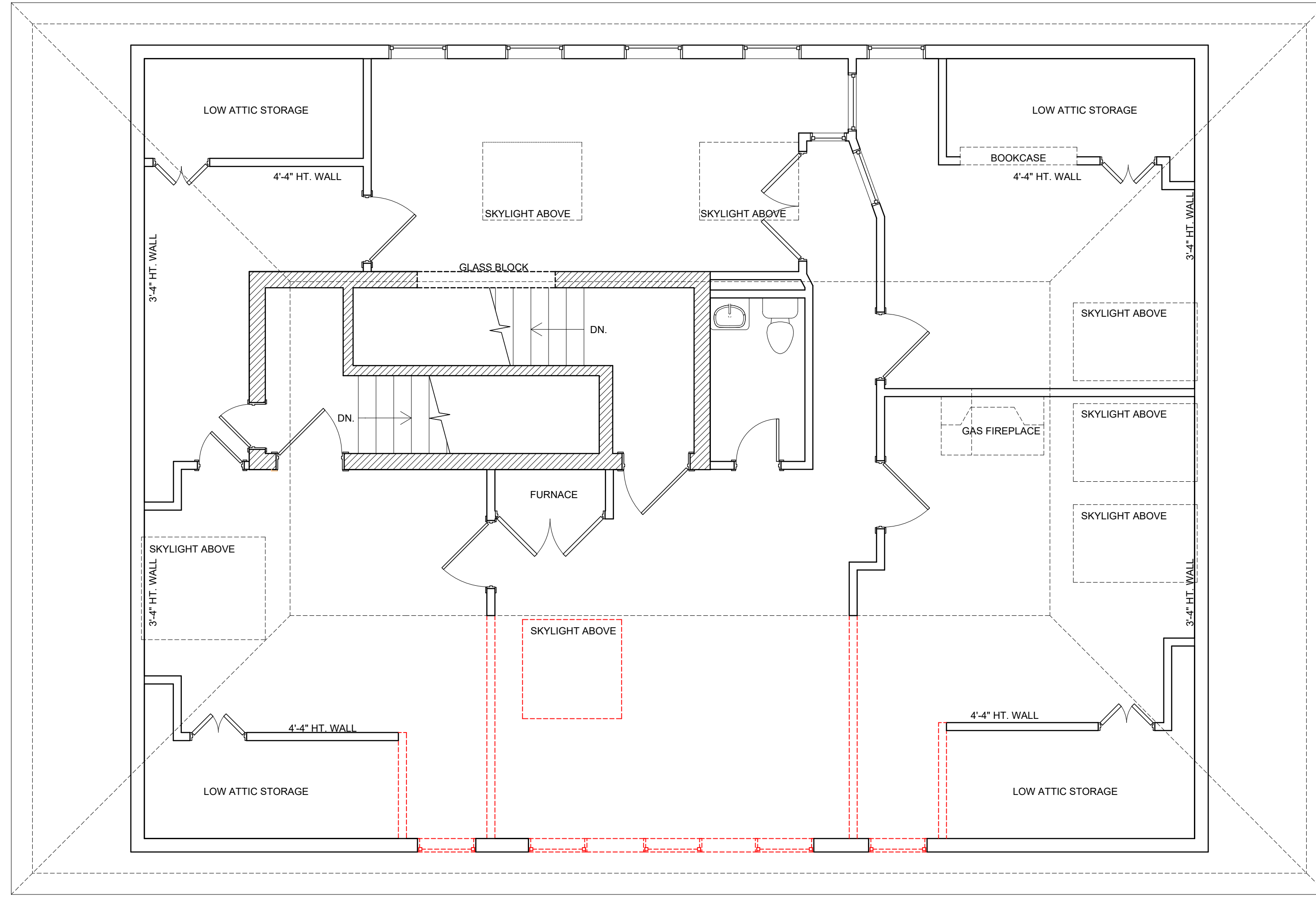
10 BAY STREET EXPANSION

10 Bay St.
Westport, CT 06880


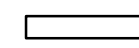
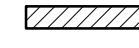
FLOOR PLAN

2021

EX-2

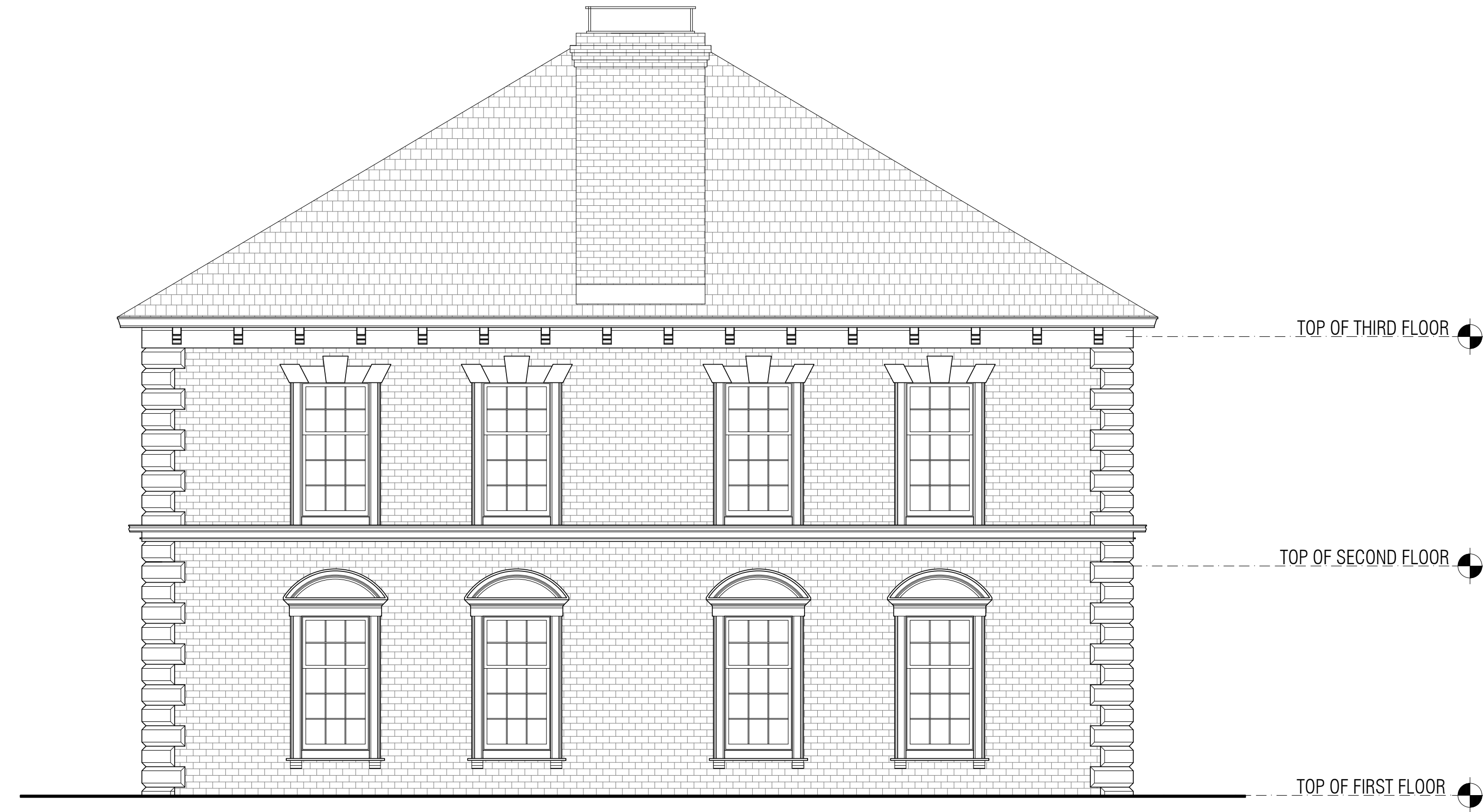


EXISTING THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

- LEGEND
-  EXISTING TO BE DEMOLISHED
 -  EXISTING WALL TO REMAIN
 -  EXISTING MASONRY WALL TO REMAIN



EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"



EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"

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SCALE: AS NOTED
DATE: 10/26/2021
DRAWN: N.M.D.

PHILIP H. CERRONE III, AIA, NCARB
ARCHITECT
421 Meadow Street
Fairfield, CT 06824
203.333.2066

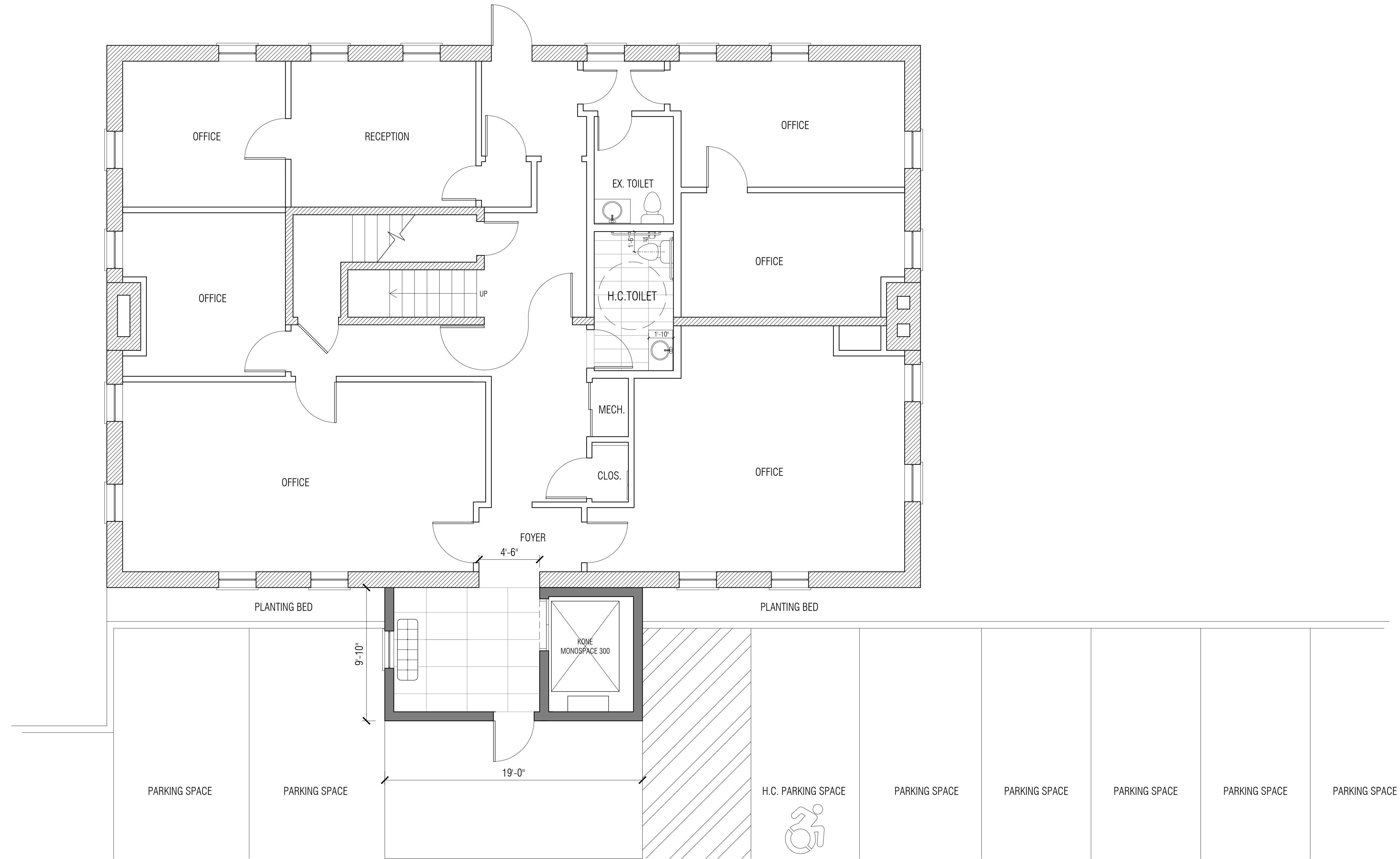
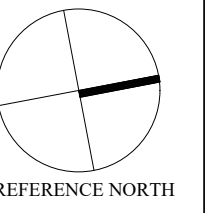
10 BAY STREET EXPANSION

10 Bay St.
Westport, CT 06880

EXISTING ELEVATIONS

2021

EX-3



- LEGEND**
- NEW CONSTRUCTION
 - EXISTING WALL TO REMAIN
 - EXISTING MASONRY WALL TO REMAIN

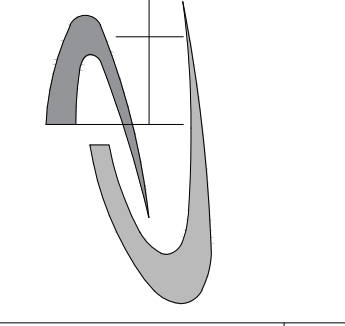
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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REVISID:

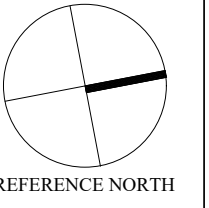
SCALE:	AS NOTED
DATE:	10/26/2021
DRAWN:	N.M.D.

PHILIP H. CERRONE III, AIA, NCARB
ARCHITECT
421 Meadow Street
Fairfield, CT 06824
203.333.2066

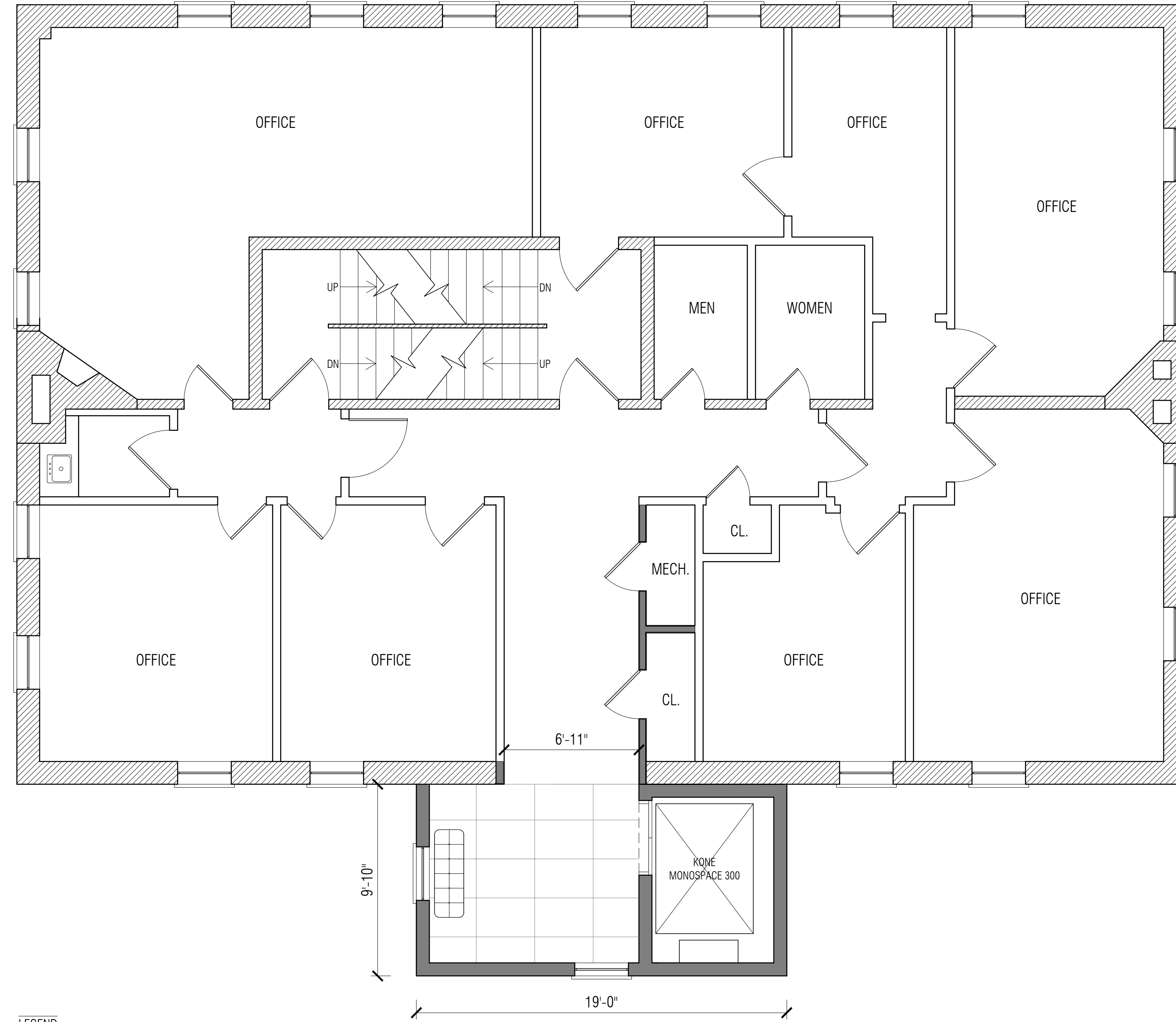


10 BAY STREET EXPANSION
10 Bay St.
Westport, CT 06880
FLOOR PLAN

2021 **A-1.0**



REFERENCE NORTH



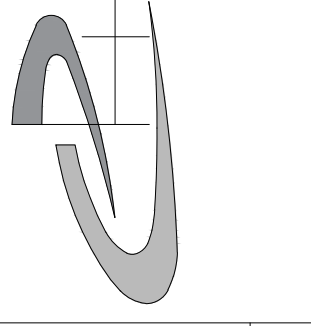
- LEGEND**
- NEW CONSTRUCTION
 - EXISTING WALL TO REMAIN
 - EXISTING MASONRY WALL TO REMAIN

PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"

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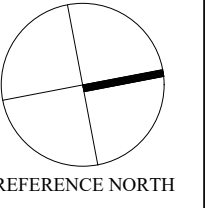
SCALE: AS NOTED
 DATE: 10/26/2021
 DRAWN: N.M.D.

PHILIP H. CERRONE III, AIA, NCARB
 ARCHITECT
 421 Meadow Street
 Fairfield, CT 06824
 203.333.2066

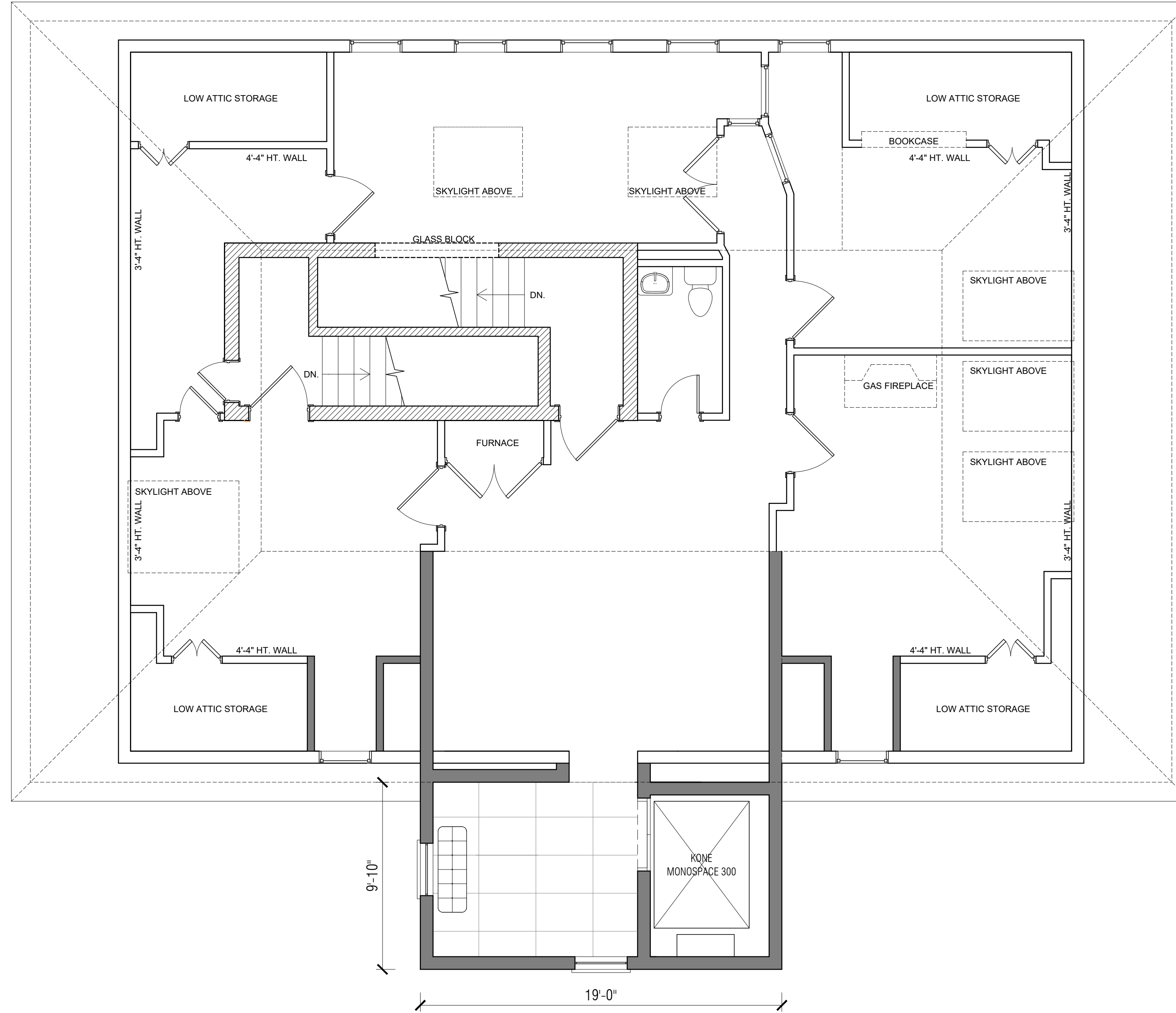


10 BAY STREET EXPANSION
 10 Bay St.
 Westport, CT 06880
 FLOOR PLAN

2021
A-2.0



REFERENCE NORTH



- LEGEND**
- NEW CONSTRUCTION
 - EXISTING WALL TO REMAIN
 - EXISTING MASONRY WALL TO REMAIN

PROPOSED THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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SCALE: AS NOTED
 DATE: 10/26/2021
 DRAWN: N.M.D.

PHILIP H. CERRONE III, AIA, NCARB

ARCHITECT

421 Meadow Street
 Fairfield, CT 06824
 203.333.2066

10 BAY STREET EXPANSION

10 Bay St.
 Westport, CT 06880

FLOOR PLAN

2021

A-3.0



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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REVISED:

SCALE:
AS NOTED

DATE:
10/26/2021

DRAWN:
N.M.D.

PHILIP H. CERRONE III, AIA, NCARB

ARCHITECT

421 Meadow Street
Fairfield, CT 06824
203.333.2066

10 BAY STREET EXPANSION

10 Bay St.
Westport, CT 06880

PROPOSED ELEVATIONS

2021

A-4.0



PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT HAS BEEN PREPARED SPECIALLY FOR THE OWNER FOR THIS PROJECT AT THIS SITE, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

REVISED:

SCALE: AS NOTED
DATE: 09/22/2021
DRAWN: N.M.D.

PHILIP H. CERRONE III, AIA, NCARB
ARCHITECT
421 Meadow Street
Fairfield, CT 06824
203.333.2066

10 BAY STREET EXPANSION
10 Bay St.
Westport, CT 06880
PROPOSED ELEVATIONS

2021 A-5.0



TEN BAY

Jeep

AT-41229

AV-79730



TEN BAY

AS-87412





HISTORIC RESOURCES INVENTORY - BUILDING AND STRUCTURES

Connecticut Commission on Culture & Tourism, One Constitution Plaza, 2nd Floor, Hartford, CT 06103

* **Note:** Please attach any additional or expanded information on a separate sheet.

GENERAL INFORMATION

Building Name (Common) _____

Building Name (Historic) _____

Street Address or Location _____

Town/City _____ Village _____ County _____

Owner(s) _____ Public Private

PROPERTY INFORMATION

Present Use: _____

Historic Use: _____

Accessibility to public: Exterior visible from public road? Yes No

Interior accessible? Yes No If yes, explain _____

Style of building _____ Date of Construction _____

Material(s) (Indicate use or location when appropriate):

- Clapboard Asbestos Siding Brick Wood Shingle Asphalt Siding
 Fieldstone Board & Batten Stucco Cobblestone Aluminum Siding
 Concrete (Type _____) Cut Stone (Type _____) Other _____

Structural System

- Wood Frame Post & Beam Balloon Load bearing masonry Structural iron or steel
 Other _____

Roof (Type)

- Gable Flat Mansard Monitor Sawtooth
 Gambrel Shed Hip Round Other _____

(Material)

- Wood Shingle Roll Asphalt Tin Slate Asphalt Shingle
 Built up Tile Other _____

Number of Stories: _____ **Approximate Dimensions** _____

Structural Condition: Excellent Good Fair Deteriorated

Exterior Condition: Excellent Good Fair Deteriorated

Location Integrity: On original site Moved When? _____

Alterations? Yes No If yes, explain: _____

FOR OFFICE USE: Town # _____ Site # _____ UTM _____

District: S NR If NR, Specify: Actual Potential

PROPERTY INFORMATION (CONT'D)

Related outbuildings or landscape features:

- Barn Shed Garage Carriage House Shop Garden
- Other landscape features or buildings: _____

Surrounding Environment:

- Open land Woodland Residential Commercial Industrial Rural
- High building density Scattered buildings visible from site

- Interrelationship of building and surroundings:

- Other notable features of building or site (*Interior and/or Exterior*)

Architect _____ Builder _____

- Historical or Architectural importance:

- Sources:

Photographer _____ Date _____
 View _____ Negative on File _____
 Name _____ Date _____
 Organization _____
 Address _____

- Subsequent field evaluations:

Threats to the building or site:

- None known Highways Vandalism Developers Renewal Private
- Deterioration Zoning Other _____ Explanation _____

HISTORIC RESOURCE INVENTORY – BUILDINGS AND STRUCTURES

CONTINUATION SHEET

10 Bay Street, Westport, CT



Description

10 Bay Street is a 2.5-story Colonial Revival-style brick building constructed in 1972. The hipped roof is pierced by two interior brick chimneys on the north and south elevations. A shed roofed dormer is located centrally on the façade and features closed pediments on every other one of the five windows which are 4/4 double hung sash. There is a narrow overhang of the roof at the eaves which are lined by modillions. The façade is seven bays wide on both stories with a centrally placed entrance consisting of a single paneled door with a fanlight in the upper third. It is topped by a closed pediment and flanked by pilasters. The windows throughout are 4/6 double-hung sash and topped by alternating pediments or round hoods on the first story and splayed lintels with central keystones on the second story. Other decorative features include a molded string course between the first and second stories and cast stone quoining on the facade.

RW 15 MYRTLE, LLC
c/o David Adam Realty
57 Wilton Road
Westport, CT 06880

Village District Overlay Zone Committee
Town of Westport

November 12, 2021

Re: Unit 01, Sconset Square, Myrtle Avenue, Westport

Dear Committee Members,

Attached is our application for the façade renovation of unit 1 at Sconset Square for RW 15 Myrtle, LLC who plans to sensitively rejuvenate the appearance of the façade within the existing architectural language of the buildings, and those within the Village District Overlay. The retail spaces at Sconset Square and their architectural language are certainly recognizable as embodying the spirit of Westport and it has been an appreciation of this that has guided our approach to the “new” façade.

The proposed façade changes will strip back the existing vinyl cladding to reveal the building’s form and use an array of existing and modified openings where allowable to house new windows and doors. We will adjust the window openings only where appropriate to create depth in the existing CMU facades through varying window dimensions. New vertically applied siding will soften the building’s form and compliment the sensitive works completed at the other buildings within the center

For the cladding, we elected to go with an eco-friendly application of burnt Japanese’s pine. Known as Shou Sugi Ban, the art of Japanese burnt wood has many different variations and textures from a full-on alligator, dark black look to what we have chosen, a mild burn which allows the natural browns of the pine to show through, and fades over time. This process allows us to NEVER have to paint or stain the wood as the burn makes for a natural barrier for moisture and rot. Much in the same manner that we conceived building #2, The Tailored Home’s final look, we choose to vary from the single-story uniform color tone used on building 4-10 and celebrate the two-story block like structure of building #1. This juxtaposition will allow building #1 to celebrate its prominent location within the center and play seamlessly against the backdrop of the remaining buildings.

The existing bay window that houses the existing entry to the first-floor tenant space will retain its window openings and will be clad in wooden slats to give a balance to the Southern façade. This cladding will allow plants to traverse the façade with a view to visually softening the cube-like building form.

On the North façade, two new windows create a balance on the existing visible CMU façade and bring light additional light into the tenant spaces.

The entrances to both the first and second floor tenant spaces will receive the same celebrated entry treatment as the approved works elsewhere on the site, tying the building’s together and creating a uniform and complimentary site-wide aesthetic.

Sincerely,



David A. Waldman
RW 15 Myrtle, LLC

UNIT 01, SCONSET SQUARE

15 MYRTLE AVE, WESTPORT CT 06880
ARB SUBMISSION

GENERAL SCOPE OF WORK

Exterior renovation by owner of Unit 01 only, Sconset Square.

VICINITY MAP



PROJECT TEAM

ARCHITECT:

FREDERICK HOAG ARCHITECTS
57 WILTON ROAD, 2ND FLOOR
WESTPORT CT 06880
OFFICE PHONE: 203.557.0803
CONTACT: FREDERICK HOAG
EMAIL: RICK@FWHARCH.COM

OWNER:

RW MYRTLE LLC
PO BOX 5040, WESTPORT
CT, 06881
CONTACT: DAVID WALDMAN
PHONE: 203-341-7490
EMAIL: DAVID@DAVIDADAMREALTY.COM

SHEET INDEX

SCHEMATIC DESIGN

ZONING | APPROVALS | ARB

- | | |
|----|--------------------------------------|
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| 2 | PHOTOGRAPHS OF FACADES |
| 3 | PHOTOGRAPHS OF NEIGHBORING BUILDINGS |
| 4 | PHOTOGRAPHS OF NEIGHBORING BUILDINGS |
| 5 | DEMOLITION BASEMENT FLOOR PLAN |
| 6 | DEMOLITION FIRST FLOOR PLAN |
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RENDERING



DESIGN REVIEW	R	XX/XX/201X
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#	DESCRIPTION	DATE
DATE OF ISSUE		11/12/21

Project # 170345
Project Name:
**SCONSET SQUARE
UNIT 1**
WESTPORT, CT 06880

SHEET TITLE:
COVER SHEET



FREDERICK WILLIAM HOAG
ARCHITECT

57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P: 203.557.0803



1 PHOTO OF NORTH FACADE
NOT TO SCALE



2 PHOTO OF EAST FACADE
NOT TO SCALE



3 PHOTO OF SOUTH FACADE
NOT TO SCALE



4 PHOTO OF WEST FACADE
NOT TO SCALE

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DATE OF ISSUE		11/12/21

Project # 170345
Project Name:
SCONSET SQUARE UNIT
WESTPORT, CT 06880

SHEET TITLE:

PHOTOGRAPHS OF FACADES

drawing to-scale when printed as formatted to 11X17 \\Volumes\Shared\Projects\170345-SCONSET SQUARE\Project PL\UNIT_170345_SCONSET SQUARE UNIT_04_ARCH\CAD_24.dwg

FREDERICK WILLIAM HOAG
ARCHITECT

57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P.203.557.0803



1 PHOTO OF NEIGHBORING BUILDING (RIGHT)
NOT TO SCALE



2 PHOTO OF NEIGHBORING BUILDING (LEFT)
NOT TO SCALE



3 PHOTO OF BUILDING IN CONTEXT
NOT TO SCALE

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DESCRIPTION	S	DATE
DATE OF ISSUE		11/12/21

Project # 170345
Project Name:
SCONSET SQUARE UNIT
WESTPORT, CT 06880

SHEET TITLE:

PHOTOGRAPHS OF NEIGHBORING BUILDINGS

drawing to-scale when printed as formatted to 11X17 \\Volumes\Shared\Projects\170345-SCONSET SQUARE\Project PL\UNIT_170345_SCONSET SQUARE UNIT_04_ARCH\CAD_24.dwg

FREDERICK WILLIAM HOAG
ARCHITECT

57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P.203.557.0803



1 NEIGHBORING BUILDINGS (CORNER OF CHURCH/MYRTLE)
NOT TO SCALE



2 NEIGHBORING BUILDINGS (POST ROAD)
NOT TO SCALE



3 PHOTO OF NEIGHBORING BUILDING (BEHIND SITE)
NOT TO SCALE



4 PHOTO OF NEIGHBORING BUILDING (POST ROAD)
NOT TO SCALE

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DATE OF ISSUE		11/12/21

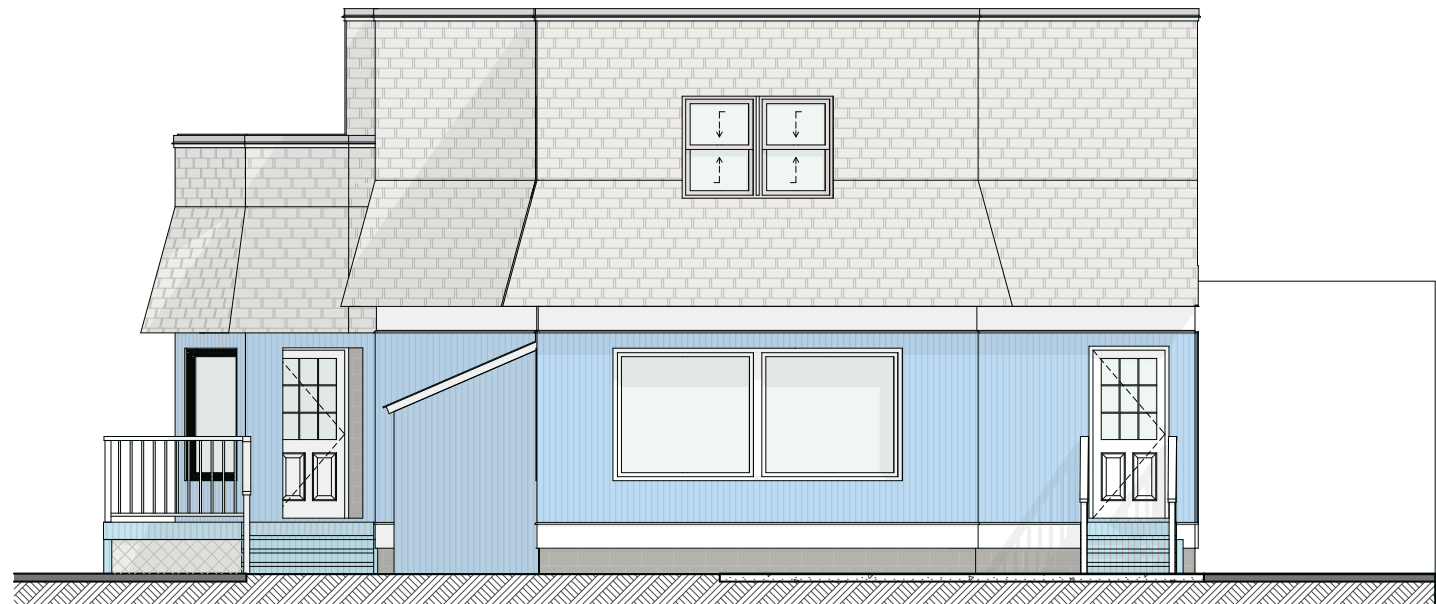
Project # 170345
Project Name:
SCONSET SQUARE UNIT
WESTPORT, CT 06880

SHEET TITLE:

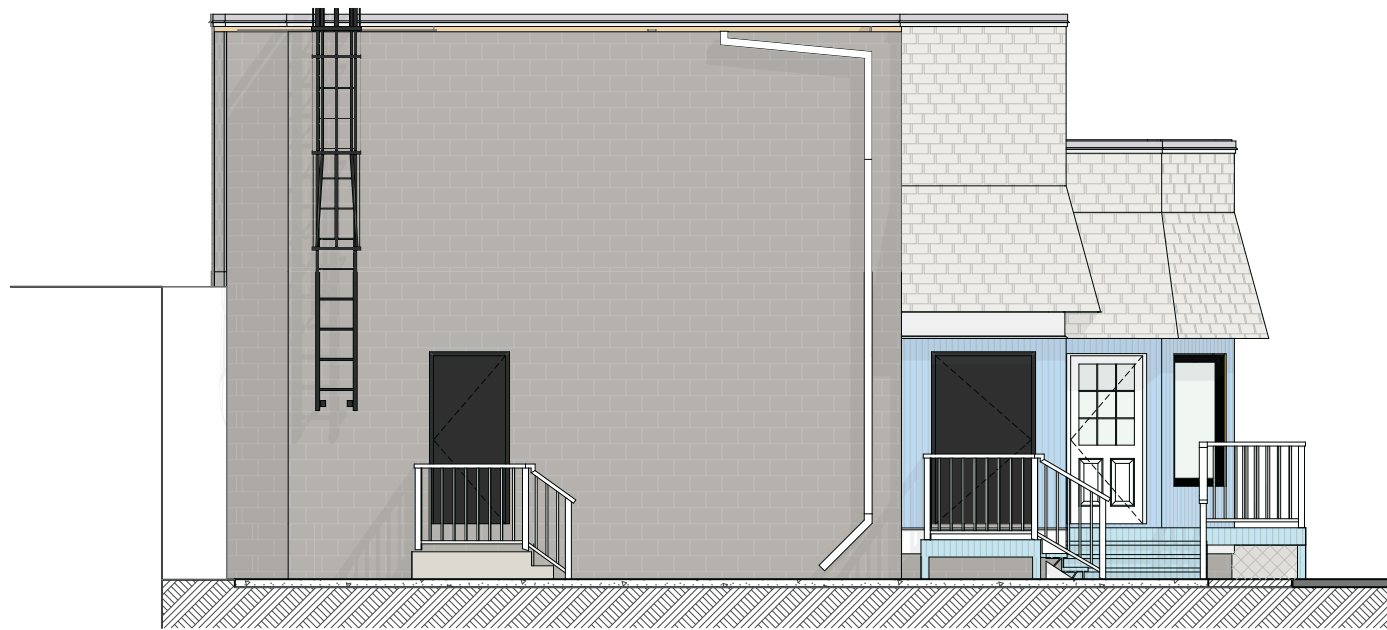
PHOTOGRAPHS OF NEIGHBORING BUILDINGS

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1 EXISTING | EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING | WEST ELEVATION
SCALE: 1/8" = 1'-0"

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APPROVALS	R XX/XX/201X
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Project # 170345
Project Name:
SCONSET SQUARE UNIT
WESTPORT, CT 06880

SHEET TITLE:

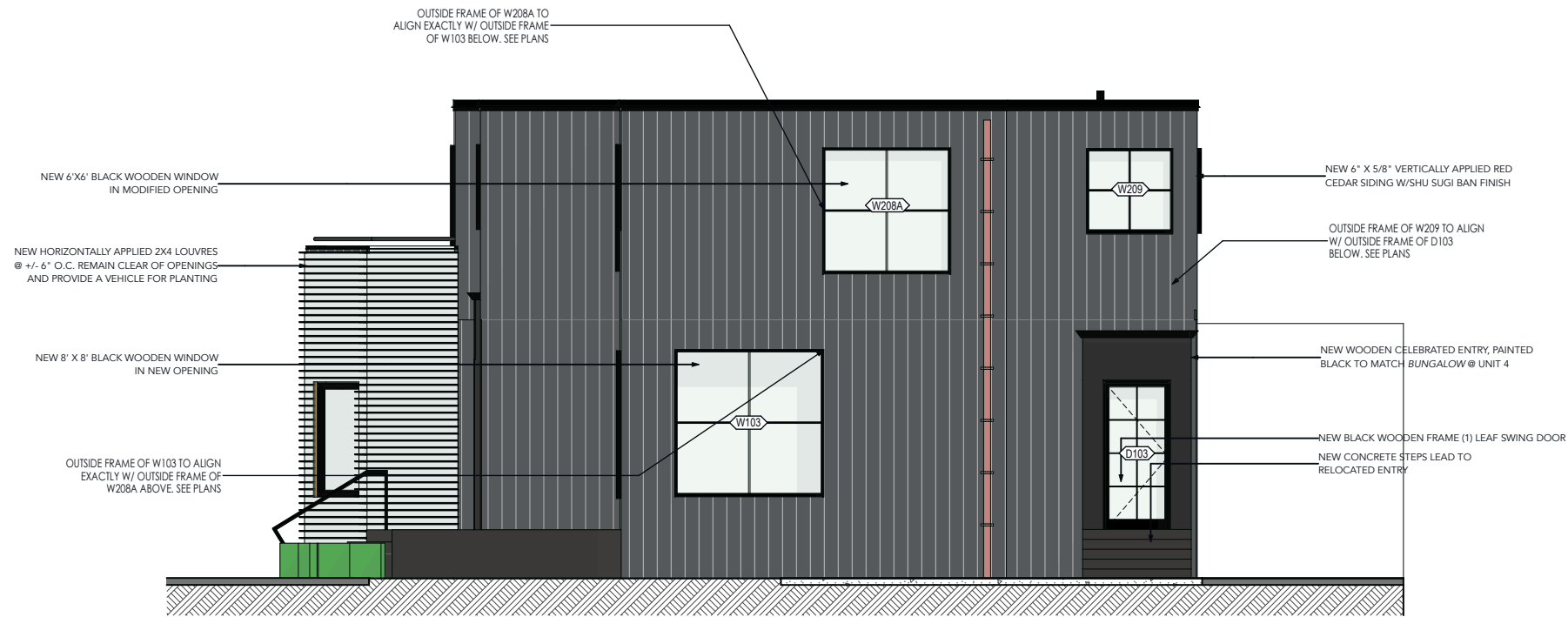
EXISTING ELEVATIONS



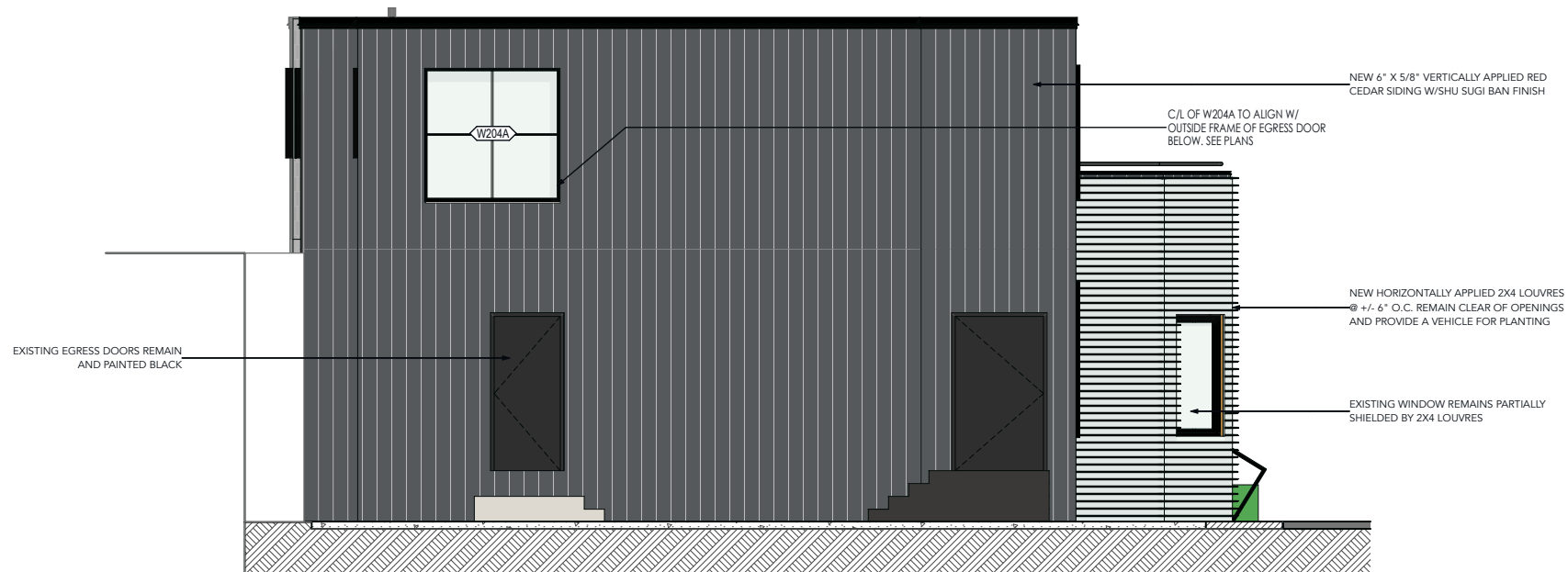
FREDERICK WILLIAM HOAG
ARCHITECT

57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P.203.557.0803

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1 PROPOSED | EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED | WEST ELEVATION
SCALE: 1/8" = 1'-0"

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DESCRIPTION		DATE
DATE OF ISSUE		11/12/21

Project # 170345
Project Name:
SCONSET SQUARE UNIT
WESTPORT, CT 06880

SHEET TITLE:

PROPOSED ELEVATIONS

FREDERICK WILLIAM HOAG
ARCHITECT

57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P 203.557.0803



1 3d View
NOT TO SCALE



2 3d View 2
NOT TO SCALE



3 3D View 3
NOT TO SCALE

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Project # 170345
Project Name:
SCONSET SQUARE UNIT
WESTPORT, CT 06880

SHEET TITLE:

3d Views

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FREDERICK WILLIAM HOAG
ARCHITECT

57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P.203.557.0803

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1 HAND-DRAWN IMAGE OF PROPOSAL

NOT TO SCALE

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DATE OF ISSUE		11/12/21

Project # 170345
Project Name:
SCONSET SQUARE UNIT
WESTPORT, CT 06880

SHEET TITLE:

3D HAND-DRAW RENDERING OF PROPOSAL



FREDERICK WILLIAM HOAG
ARCHITECT

57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P.203.557.0803

Village District Overlay (VDO) Zone Westport Center §36;

The purpose of this Village District Overlay (VDO) is to protect the distinctive character, landscape, and historic structures and development pattern within this Village District while encouraging a mixed use, walkable district that is attractive to residents, employees, and visitors. New construction or substantial rehabilitation in the Village District should be compatible with the existing character of the district and reinforce both the existing development patterns and connections to the Saugatuck River. (See copy of Westport Regulations §36-2 attached 9pgs)

**JOINT COMMITTEE
REVIEW and RECOMMENDATION**

PROPERTY ADDRESS: 40 POST ROAD EAST / 21 JESUP ROAD, WESTPORT, CT 06880

OWNER OF RECORD: WINWEST Post, LLC Daytime Tel #: 914-468-7319

OWNER'S ADDRESS: 10 RYE RIDGE PLAZA, SUITE 200, RYE BROOK, NJ 10573 E-mail: RYARMY@WINPOST.COM

APPLICANT'S NAME (if different): Accent Signs Daytime Tel #: 203 975 8688

If the applicant is unable to obtain property owner's signature, submit a letter of authorization signed by the property owner with this application, as per §43-3.3.

APPLICANT'S ADDRESS: 130 Lenox Ave #21 Stamford CT 06906 E-mail: John.a.accent-signs.com


Property Owner's Signature

Legal Representative Signature (As authorized by owner)

Required Review and Approvals for Properties Located in the VDO Zone:

- Certificate of Appropriateness (if property is located within a local historic district or designated a local historic property)
- Joint Committee Review and Recommendation of proposed design plans
- Compliance Alternative for Joint Committee Review (if applicant requests consideration of an alternative approach that satisfies the intent of the design principles but is not in compliance with design standards)
- Site Plan Approval by the Planning and Zoning Commission

Prior to Joint Committee Review and Recommendation Meeting, please submit the following: (Call for Meeting dates)

This application completed and the following required materials to Historic District Commission Office, Room108 203-341-1184.

- Submit a narrative, describing the project, including construction details, proposed materials and how the improvements are consistent with the style or how the improvements vary, a rationale of why the variation should be, approved under Sec 36-2.2.
- Seven (7) copies of the Historic Resources Inventory Form if the property is listed; (Available in HDC Office)
- Seven (7) copies of Site Plan (11" x 17").
- Seven (7) copies of Existing Style of the Building and
- Seven (7) copies of scaled Building Plans, including Existing Conditions Plans and Proposed Plans. (11" x 17").
- Seven (7) complete sets of photos showing the original Building(s) (if applicable), include photos of the Buildings to either side of the proposed project and the view from across the street. A contrasting demonstration of the Existing Building in current Streetscape and the Proposed Building within context of its surroundings.
- Also, submit such other material deemed appropriate by applicant to enable the Joint Committee to evaluate the design.
- E-mail an Electronic Version of ALL your submitted materials to ddouglass@westportct.gov

Joint Committee Recommendations to P&Z Commission are; _____

Joint Committee Chair's Signature: _____ Date: _____

66"

7"

Pause+Purpose

MEDITATION FOR EVERYBODY

2"

**GRAY STAINED WOOD SIGN
WITH RAISE ACRYLIC LETTERS**



60"

30"

DROP-IN MEDITATION | MINDFULNESS GATHERINGS

RETRACTABLE AWNING

DROP-IN MEDITATION | MINDFULNESS GATHERINGS

8"

2.5"

AWNING VALANCE



**Accent Signs &
Awnings**

THIS DESIGN IS PROPERTY OF THE DESIGNER
AND MAY NOT BE REPRODUCED IN ANY
MANNER WITHOUT WRITTEN PERMISSION

ALL DRAWINGS MUST BE APPROVED AND RETURNED.
THE PERSON WHO SIGNS IS RESPONSIBLE FOR ACCURACY
OF DRAWING. THIS INCLUDES, BUT IS NOT LIMITED TO
MISSPELLINGS AND PHONE NUMBERS.

203 975 8688



HISTORIC RESOURCES INVENTORY - BUILDING AND STRUCTURES

Please send completed form to: Stacey Vairo, National Register and State Register Coordinator,
Connecticut Commission on Culture & Tourism, One Constitution Plaza, 2nd Floor, Hartford, CT 06103

* Note: Please attach any additional or expanded information on a separate sheet.

GENERAL INFORMATION

Building Name (Common) _____
 Building Name (Historic) Salmon's Dry Goods Store/House
 Street Address or Location 40-44 Post Road East
 Town/City Westport Village _____ County Fairfield
 Owner(s) Winwest Post LLC Public Private

PROPERTY INFORMATION

Present Use: Commercial
 Historic Use: Commercial/Residential
 Accessibility to public: Exterior visible from public road? Yes No
 Interior accessible? Yes No If yes, explain _____
 Style of building Greek Revival Date of Construction ca. 1835

Material(s) (Indicate use or location when appropriate):

Clapboard Asbestos Siding Brick Wood Shingle Asphalt Siding
 Fieldstone Board & Batten Stucco Cobblestone Aluminum Siding
 Concrete (Type _____) Cut Stone (Type Tiles) Other _____

Structural System

Wood Frame Post & Beam Balloon Load bearing masonry Structural iron or steel
 Other _____

Roof (Type)

Gable Flat Mansard Monitor Sawtooth
 Gambrel Shed Hip Round Other _____

(Material)

Wood Shingle Roll Asphalt Tin Slate Asphalt Shingle
 Built up Tile Other _____

Number of Stories: 2 Approximate Dimensions _____

Structural Condition: Excellent Good Fair Deteriorated

Exterior Condition: Excellent Good Fair Deteriorated

Location Integrity: On original site Moved When? _____

Alterations? Yes No If yes, explain: Storefront, modern replacement windows

FOR OFFICE USE: Town # _____ Site # _____ UTM _____
 District: S NR If NR, Specify: Actual Potential

PROPERTY INFORMATION (CONT'D)

Related outbuildings or landscape features:

- Barn Shed Garage Carriage House Shop Garden
- Other landscape features or buildings: _____

Surrounding Environment:

- Open land Woodland Residential Commercial Industrial Rural
- High building density Scattered buildings visible from site

• Interrelationship of building and surroundings:

See Continuation Sheet

• Other notable features of building or site (*Interior and/or Exterior*)

See Continuation Sheet

Architect _____ Builder _____

• Historical or Architectural importance:

See Continuation Sheet

• Sources:

See Continuation Sheet

Photographer PAL _____ Date _____

View _____ Negative on File _____

Name _____ Date 10/7/2011

Organization PAL _____

Address 210 Lonsdale Avenue, Pawtucket, RI 02860

• Subsequent field evaluations:

Threats to the building or site:

- None known Highways Vandalism Developers Renewal Private
- Deterioration Zoning Other _____ Explanation _____

STATE OF CONNECTICUT

COMMISSION ON CULTURE & TOURISM
STATE HISTORIC PRESERVATION OFFICE
One Constitution Plaza, Second Floor, Hartford, CT 06103

HISTORIC RESOURCE INVENTORY FORM
For Buildings and Structures

FOR OFFICE USE ONLY	
TOWN NO.:	SITE NO.:
UTM: 18/____/____/____/____/____	
QUAD:	
DISTRICT:	NR: Actual Potential

CONTINUATION SHEET

Item Number: _____ Date: October 2011
PAL, Pawtucket, RI 02860

40-44 Post Road East, Westport, CT

Interrelationship of building and surroundings:

The building is located at the end of a long, commercial block on the southeast corner of the intersection of Main Street and Post Road East. It is set close to the intersection and faces north. Brick and concrete sidewalks border the south, west, and north elevations; and stone planters line the north elevation.

Other notable features of building or site (Interior and/or Exterior):

The commercial building is two stories tall, three bays wide, four bays deep, and constructed in the Greek Revival style. It has an asphalt-clad combination gable and flat roof with a gable parapet on the north (facade) elevation. The front gable parapet has denticulated trim in the gable. The original-gable front extended over the first and second stories and was supported by large brackets. The denticulated cornice wraps around the west elevation. The walls are clad in clapboard with stone tiles edging the lower half of the first story on the facade and west elevations. Multiple two-story additions on the south (rear) elevation have similar architectural features. The west elevations of the rear additions have flat roofs, wide cornices partially denticulated, and cornices that run between the first and second stories. The center of the west elevation has a one-story, enclosed porch. The storefront on the facade consists of a recessed entrance in the west bay with three-light double-doors flanked by four-light, full-height windows. The center and east bays contain eighteen-light windows. The bays are divided by wide pilasters with brackets below a copper-clad, hip roof. The first story of the west elevation is similarly divided by the wide pilasters that rest on the stone tile panel with brackets below a hip-roof. Windows on the second story of the main block of the building consist of bands of single-light casement windows across the facade and west elevations. A large fanlight with a wood keystone is located beneath the gable on the facade. The bands of windows are carried through the second stories of the south additions. The first story of the south elevation has a storefront that consists of five bays of plate glass windows and a center entrance of glass double-doors divided by wide pilasters supporting the wide cornice. The storefront wraps around the south end of the west elevation and has four bays of plate glass windows divided by the wide pilasters supporting the cornice. Multiple additions to the plan were made between the early 1900s and the late-twentieth century. The two-story addition, comprised of the west bay of the facade and four bays on the west elevation, was constructed between 1910 and 1923. At that time the plan was expanded into the existing nineteenth-century building to the southwest. The expansion also acquired the building at the southwest corner of Taylor and Jesup Streets in the late-twentieth century. The building assumed its current plan by 1931 when an addition was built on the south end of the west elevation. Alterations also consist of the replacement of the windows in 1985 and changes of the facade storefront after 1983. All the exterior materials on the building were replaced in the early twenty-first century.

Historical or Architectural importance:

The building was constructed ca. 1835 and was labeled as a store on the 1855 map of the area. The 1878 Birds Eye View of Westport lists the building as D.A. Salmon & Co. General Store & Dry Goods and illustrates a two-story house at the rear of the lot. Sanborn maps from the early twentieth century indicate that the building continued to serve as a dry goods store. The 1933 directory lists a druggist, a dentist, a restaurant, and the headquarters for the Democratic Club of Westport at the address. Five years later, the building contained Colgan's Pharmacy, an employment agency run by F.M. Perkins, a dentist's office, and an optometrist. By 1941, the entire building was occupied by Colonial Restaurant. The restaurant remained at the address until the late 1950s, when the name changed to The Ship's Lantern. The Ship's Lantern stayed in the space through the early 1990s. Currently the building is owned by Winwest Post LLC and contains commercial space, a baker, and several offices.

STATE OF CONNECTICUT

**COMMISSION ON CULTURE & TOURISM
STATE HISTORIC PRESERVATION OFFICE**
One Constitution Plaza, Second Floor, Hartford, CT 06103

HISTORIC RESOURCE INVENTORY FORM
For Buildings and Structures

<i>FOR OFFICE USE ONLY</i>	
TOWN NO.:	SITE NO.:
UTM: 18/____/____/____/____/____	
QUAD:	
DISTRICT:	NR: Actual Potential

CONTINUATION SHEET

Item Number: _____ Date: October 2011
PAL, Pawtucket, RI 02860

40-44 Post Road East, Westport, CT

Sources:

Bailey, O.H. View of Westport, Conn. 1878; Beers, J.H. & Co. Atlas of the County of Fairfield. 1867; Clark, Richard. Fairfield County, Connecticut. 1855; Hopkins, G.M. Atlas of the County of Fairfield. 1879; McWeeney, L., B. Salvo. HRI. Hartford: CT Historical Commission, 1983; Sanborn Fire Insurance Maps. 1891-1940; Westport Directory (W.D.). Loveland, CO: US West Marketing Resources, 1991; W.D. Chicago, IL: Johnson Publishing Co., 1985; W.D. Providence, RI: C. DeWitt White Co., 1917-1918; W.D. New Haven: The Price & Lee Co., 1923-1974; Westport Assessor's Online Database, 2011.

STATE OF CONNECTICUT

COMMISSION ON CULTURE & TOURISM
STATE HISTORIC PRESERVATION OFFICE
One Constitution Plaza, Second Floor, Hartford, CT 06103

HISTORIC RESOURCE INVENTORY FORM
For Buildings and Structures

CONTINUATION SHEET

Item Number: _____ Date: October 2011
PAL, Pawtucket, RI 02860

40-44 Post Road East, Westport, CT

PHOTOGRAPHS

FOR OFFICE USE ONLY	
TOWN NO.:	SITE NO.:
UTM: 18/_____	
QUAD:	
DISTRICT:	NR: Actual Potential



View of the north elevation.



View of the south and west elevations.

HISTORIC RESOURCES INVENTORY
BUILDINGS AND STRUCTURES

FOR OFFICE USE ONLY

HISTORIC DISTRICT COMMISSION
TOWN HALL
110 Myrtle Avenue
Westport, CT 06880

Tax Map # 5301 Site # 21
UTM: _____
QUAD: _____
District _____ S _____ NR
If NR. Specify Actual Potential

203-226-8511 Ext. 210

IDENTIFICATION

1. STREET ADDRESS: 21 Taylor Place at Jesup Green
2. BUILDING NAME: _____
3. TOWN/CITY: Westport
- VILLAGE: _____ COUNTY: Fairfield
4. OWNER(S): Realty Equities, Inc.
- PUBLIC _____ PRIVATE X
5. USE:
Present Clothing Store, Tailor Historic _____
6. ACCESSIBILITY TO PUBLIC:
- Exterior Visible from Public Road Interior Accessible
- X YES _____ NO X YES _____ NO
- IF YES, EXPLAIN store

DESCRIPTION

7. STYLE OF BUILDING: vernacular
- DATE OF CONSTRUCTION: Mid 19th century
8. MATERIAL(S) (indicate use or location when appropriate)
- X Clapboard _____ Wood Shingle _____ Board & Batt^{on}
- _____ Aluminum Siding X Asbestos Siding _____ Asphalt Siding
- _____ Stucco _____ Concrete Type: _____
- _____ Brick _____ Fieldstone _____ Cobblestone
- _____ Cut Stone Type: _____
- _____ Other (Specify): _____

9. STRUCTURAL SYSTEM

Wood Frame Post and beam Balloon
 Load bearing masonry Structural iron or steel
 Other (Specify) _____

10a. ROOF (Type)

Gable Flat Mansard Monitor Sawtooth
 Gambrel Shed Hip Round
 Other (Specify) _____

10b. ROOF (Material)

Wood Shingle Roll Asphalt Tin Slate
 Asphalt Shingle Built-up Tile
 Other (Specify) _____

11. NUMBER OF STORIES: Two (2)

APPROXIMATE DIMENSIONS: 60' across x 40' deep

12. CONDITION

a. Structural:

Excellent Good Fair Deteriorated ?

b. Exterior:

Excellent Good Fair Deteriorated

13. INTEGRITY (Location):

On original site Moved _____ WHEN?

ALTERATIONS: Yes No

If yes, explain: Storefront

14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES

Barn Shed Garage

Carriage House Shop Garden

Other landscape features or buildings (specify) _____

15. SURROUNDING ENVIRONMENT

- Open Land Woodland Residential
 Scattered buildings visible from site Commercial
 Industrial Rural High building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS

Fills its corner site. It is in scale with the buildings abutting and around it. Along with others, it creates a readable scaled backdrop to Jesup Green.

17. OTHER NOTABLE FEATURES OF BUILDINGS OR SITE (interior and/or exterior)

- 6/6 windows
- wide clapboarding
- no aluminum
- large areas stripped of ornament (if there was any)

SIGNIFICANCE

18. ARCHITECT: _____
BUILDER: _____

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

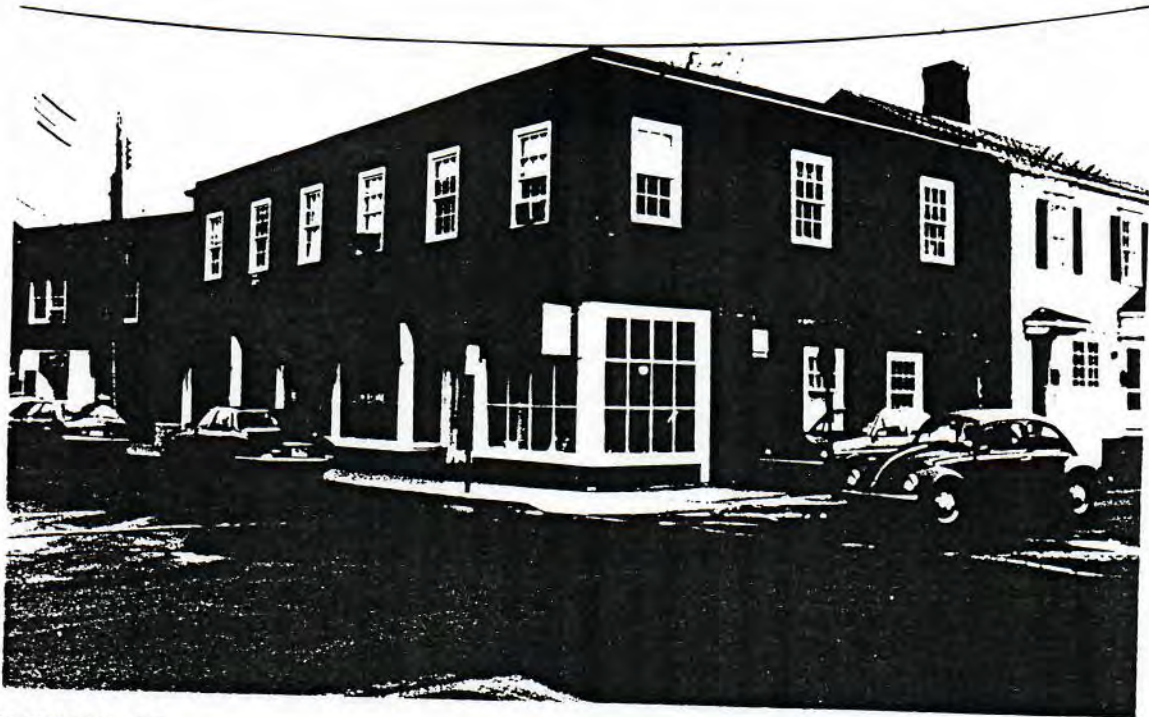
At very edge of commercial area adjoining the open area of Jesup Green this building has been striped of some of its detailing but still maintains scale and original character of its former self.

SOURCES

- 1923 Map
- 1879 Bordered large Jesup land holding

PHOTO

PHOTOGRAPHER: L. McWeeney DATE: 1/84
VIEW: South and West (front) ^{Looking NE} NEGATIVE ON FILE: WHDC



COMPILED BY

NAME: B. Salvo DATE: 9/83

ORGANIZATION: Westport Historic District Commission

ADDRESS: Westport Town Hall - 110 Myrtle Avenue - Westport, CT 06880

20. SUBSEQUENT FIELD EVALUATIONS

21. THREATS TO BUILDING OR SITE

None Known Highways Vandalism Developers
 Renewal Private Zoning Deterioration
 Other _____
 Explanation _____



**Town of Westport
Planning and Zoning Commission
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Tel: 203-341-1030 Fax: 203-454-6145**

Planning and Zoning Department Request for Comments

Date: Nov. 19, 2021
From: Mary Young, Planning and Zoning Director
Re: **Text Amendment #807/ PZ-21-00766, to amend §43-5.2, Site Plan Review and Hearings, contained in the Zoning Regulations to modify process for review of Small Scale projects located in the Village District Overlay (VDO) Zone/Westport Center**

- Building Department– Attn: Steve Smith ssmith@westportct.gov
- Conservation Dept. – Attn: Alicia Mozian amozian@westportct.gov
- DPW Engineering Dept. - Attn: Keith Wilberg, *FYI* kwilberg@westportct.gov
- DPW Engineering Dept. - Attn: Ted Gill egill@westportct.gov
- Fire Marshal - Attn: Nathaniel Gibbons ngibbons@westportct.gov
- Fire Chief - Attn: Chief Robert Yost, *FYI* ryost@westportct.gov
- Historic District Commission Administrator ddouglass@westportct.gov
- Parks & Recreation: Attn: Jennifer Fava jfava@westportct.gov
- Police Dept. - Attn: Staff Corporal Alan D’Amura adamura@westportct.gov
- Police Dept. - Attn: Chief Foti Koskinas, *FYI* fkoskinas@westportct.gov
- RTM P&Z Committee Chair – Matt Mandell, *FYI* matthew@westportd1.com
- Town Attorney – Attn: Peter Gelderman pgelderman@berchemmoses.com
 Ira Bloom, *FYI* ibloom@berchemmoses.com
- Westport Weston Health District - Attn: Mark Cooper mcooper@wwhd.org
- Downtown Plan Implementation Committee Chair, *FYI* randy@thevisualbrand.com
- Acting Operations Director, Lynn Scully, *FYI* lscully@westportct.gov

Proposal

Please find the attached application materials for Text Amendment #803, authored by the Planning and Zoning Commission. The text amendment proposes to modify §43-5.2 in the Zoning Regulations to change the review process for small scale projects in the Village District Overlay (VDO) Zone/Westport Center so they may be eligible for Site Plan Waiver review when a project design is recommended for approval by the Joint Committee comprised of members of the HDC and ARB (rather than requiring public hearing review by the P&Z Commission). If adopted, this should result in a more efficient process for all concerned especially the 79-properties located in the Village District Overlay (VDO) Zone/Westport Center.

Attached:

- Text Amend. #807, Modifications to 43-5.2 affecting review process for VDO applications, 11-19-21
- Explanatory Statement, Modifications to 43-5.2 affecting review process for VDO applications, 11-19-21
- (Background)* Village District Overlay Zone Map
- (Background)* List of Properties within Village District Overlay

The public hearing is tentatively scheduled for December 16, 2021. Please return written comments by Dec. 6, 2021. Comments may be sent to maryyoung@westportct.gov or to pandz@westportct.gov No comments are required if receiving this as an FYI.

Thank you!

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

FROM CHAPTER 43, Special Permit and/or Site Plan Review Procedures

§43-5.2 Site Plan Review and Hearings

Site Plan approval by the Planning & Zoning Commission shall be required for construction, addition or alteration of a non-residential building involving more than five hundred (500) squarefeet of building coverage or containing more than five hundred (500) sq. ft. of gross interior floorspace, or any of the uses or activities listed below:

1. A Change of Use pursuant to §5-2.
2. Shoreline Floodand Erosion Control Structure as defined in CGS §22a-109 located within the Coastal Boundary as described in CGS §22a-94.
3. Truck trailer storage for more than 7 days pursuant to §32-8.1.
4. Excavation and fill activities that are not exempt pursuant to §32-8.1.
5. Outdoor Special Events, pursuant to §32-23, that:
 - a. Exceed ten (10) days in duration and are located in a non-residential district.
 - b. Exceed two (2) days in duration and/or extend beyond 10:00pm on Fridays andSaturdays and are located in a residential district.
 - c. Exceed seven (7) days in duration and/or extend beyond 10:00pm on Fridays andSaturdays and are located on a privately-owned property in a residential district containing a Special Permit Use.

The P&Z Commission, at its discretion, may hold a public hearing on an application for Site Plan or Coastal Site Plan review.

~~[The P&Z Director may waive P&Z Commission review of small-scale projects, (except those located in §36, Village District Overlay Zone which require review by the Joint Committee and Site Plan review by the Planning and Zoning Commission) but may require the approval of the Architectural Review Board and will require a zoning permit.]~~

The P&Z Director may waive P&Z Commission review of small-scale projects, except those located in the Village District Overlay (VDO) Zone/Westport Center that are not recommended for approval by the Joint Committee of the Historic District Commission and the Architectural Review Board.

Small-scale projects include:

- i. Minor Site Plan modifications such as parking lot alterations or expansions, landscapemodifications and utility modifications;
- ii. Exterior façade changes to commercial buildings;
- iii. Small building additions with fewer than five hundred (500) sq. ft. of building coverage orcontaining fewer than five hundred (500) sq. ft. of gross interior floor space.
- iv. Exterior staircases mandated by the Fire Marshal.
- v. Handicap ramp and elevators mandated by the Building Official for public safety.



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

TO: Whom it May Concern
FROM: Mary Young, Planning and Zoning Director
DATE: November 19, 2021
SUBJECT: **Text Amendment #807, Changes to §43, Special Permit and/or Site Plan Review Procedures to allow for Site Plan Waivers for Small Scale Projects in the Village District Overlay (VDO) Zone/ Westport Center (*versus public hearing review*)**

Proposal

Modifications to §43-5.2 are needed to codify current practices for review of “*Small scale projects*” in the Village District Overlay (VDO) Zone/Westport Center that receive a design review recommendation from the Joint Committee comprised of the Historic District Commission and Architectural Review Board. This will restore eligibility for small scale projects in the VDO to have the same expedited review process enjoyed by all other non-residentially zoned properties outside the VDO by allowing for Site Plan Waiver review by the P&Z Director, rather than public hearing review by the Planning & Zoning Commission. “*Small scale projects*” are defined in §43-5.2 as:

- i. *“Minor Site Plan modifications such as parking lot alterations or expansions, landscapemodifications and utility modifications;*
- ii. *Exterior façade changes to commercial buildings;*
- iii. *Small building additions with fewer than five hundred (500) sq. ft. of building coverage orcontaining fewer than five hundred (500) sq. ft. of gross interior floor space.*
- iv. *Exterior staircases mandated by the Fire Marshal.*
- v. *Handicap ramp and elevators mandated by the Building Official for public safety.”*

The proposal retains the public hearing requirements by the Planning and Zoning Commission in those cases wherein a project does NOT adhere to the Design Principles in §36 and/or a “Compliance Alternative” is NOT accepted by the Joint Committee charged with design review.

Background

The Planning and Zoning Commission adopted Text Amendment #727 on 4/6/17, effective 5/6/17, establishing §36, Village District Overlay (VDO) Zone/Westport Center. Simultaneously definitions were added to §5-2 in support of the VDO, setback relief was provided in the underlying zoning districts located in Westport Center for purposes of enabling modifications to historic buildings without requiring variances from the Zoning Board of Appeals, and §43 was modified to require Site Plan review by the Planning and Zoning Commission of ANY changes made to buildings and structures in the VDO, following design review by the Joint Committee. This change to §43 eliminated the streamlined review process enjoyed by all other non-residentially zoned property owners in Town permitting Site Plan Waiver review by the P&Z Director vs. public hearing review by the Planning and Zoning Commission, of Small Scale projects described in §43-5.2.

The VDO regulations incorporate design principles and standards to protect the distinctive character, landscape, and historic structures in the district by regulating new construction and

substantial reconstruction or rehabilitation of properties in the district and in view from public roadways. Alongside Text Amend. #727, the Commission adopted Map Amend. #728 resulting in a VDO overlay on 79 non-residentially zoned properties in Westport Center in 2017.

Soon thereafter, on 7/20/17, the Planning and Zoning Commission reviewed Text Amendment #737, authored by the Commission, and approved in part and denied in part their own amendment. The previously approved setback relief provided by Text Amendment #727 was removed. Proposed language restoring Site Plan Waiver eligibility for small scale projects in the VDO was denied.

The Commission Chairman at the time described the intent was to reserve Site Plan review by the P&Z Commission in those cases where a “*Compliance Alternative*” (to the Design Principles) was requested and allow all other small scale projects adhering to the Design Principles to be eligible for a Site Plan Waiver so as not to weigh-down the Commission with public hearings on small projects. Such a process made sense and is the direction staff has followed since July 2017, but this process is not codified in the Zoning Regulations creating confusion for its users.

The Planning and Zoning Commission at their 11/18/21 Work Session unanimously offered support for a Text Amendment to be filed, and public hearing held to review the process modifications.

Consistency with the 2017 Plan of Conservation and Development

The amendment may be considered consistent with these economic development goals:

From Chapter 9, (*Guide Business and Economic Development*):

- “Encourage a comprehensive approach to business zoning to provide a clear picture of what is permitted where.” Pg. 74
- “Business and economic development in Westport enhances the community by increasing the grand list, providing jobs, making goods and service available, and enhancing the quality of life in the community.” Pg. 73
- “Guide business and economic development in Westport so that it is appropriate for the community, enhances community character, and minimizes any potential negative impacts while striving to increase the Grand List.” Pg. 73

Potential Benefits

The following benefits may result if the text amendment is adopted:

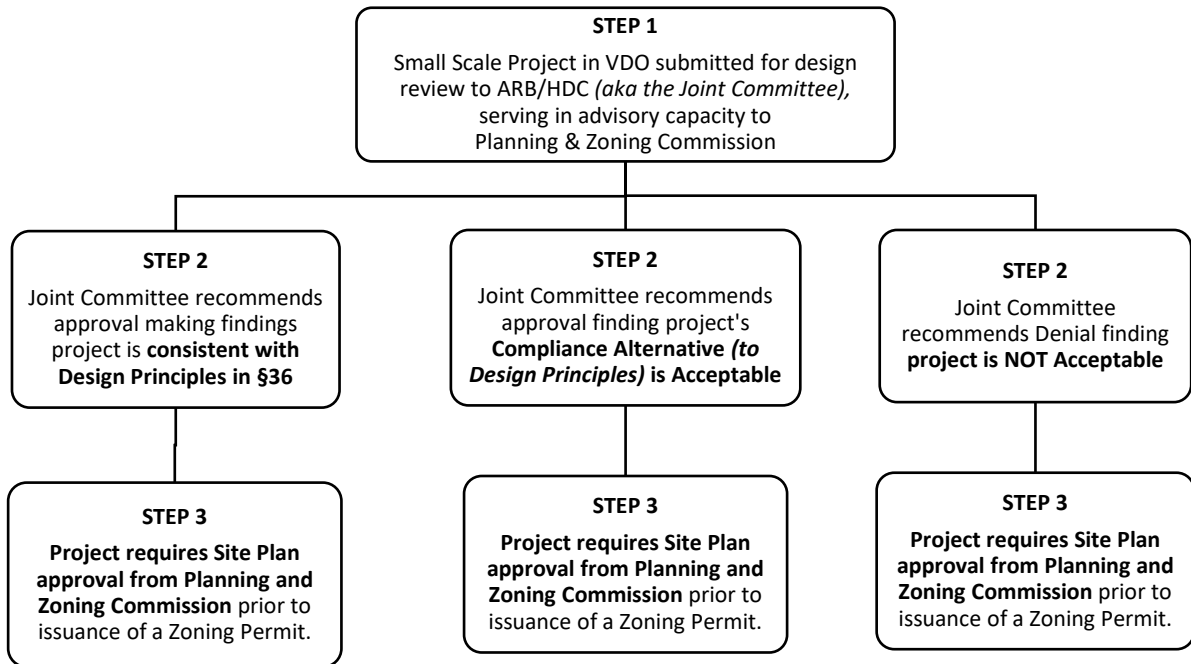
1. Reducing time and resources expended by applicants to secure the necessary approvals may allow such resources to be redirected to enhancing project designs instead of overhead;
2. Reducing time and resources expended by P&Z Commission in their review of items previously recommended for approval by the Joint Committee will allow for other focuses;
3. Having a uniform process where all small scale projects are processed in the same manner allows for easier administration by P&Z Staff.
4. Future P&Z Directors may apply the Zoning Regulations as written and bring all projects in the VDO for public hearing by the P&Z Commission unaware of the 2017 directives given.
5. An expedited review process was permitted for the VDO-Zoned 79 properties prior to when the VDO was established; there are no perceived gains resulting from P&Z Commission review with the exception of providing a forum for an applicant to make their case when a design is denied by the Joint Committee. In such a scenario the Commission would resolve whether to approve the application as submitted or deny the application consistent with the recommendations from the Joint Committee.
6. Implementing economic development goals in the *2017 Plan of Conservation and Development*.

**REQUIRED vs. EXISTING vs. PROPOSED Flowcharts for Site Plan Review Process
for Small Scale Projects in Village District Overlay (VDO) Zone Westport Center**

-Prepared by M. Young, 11/9/21

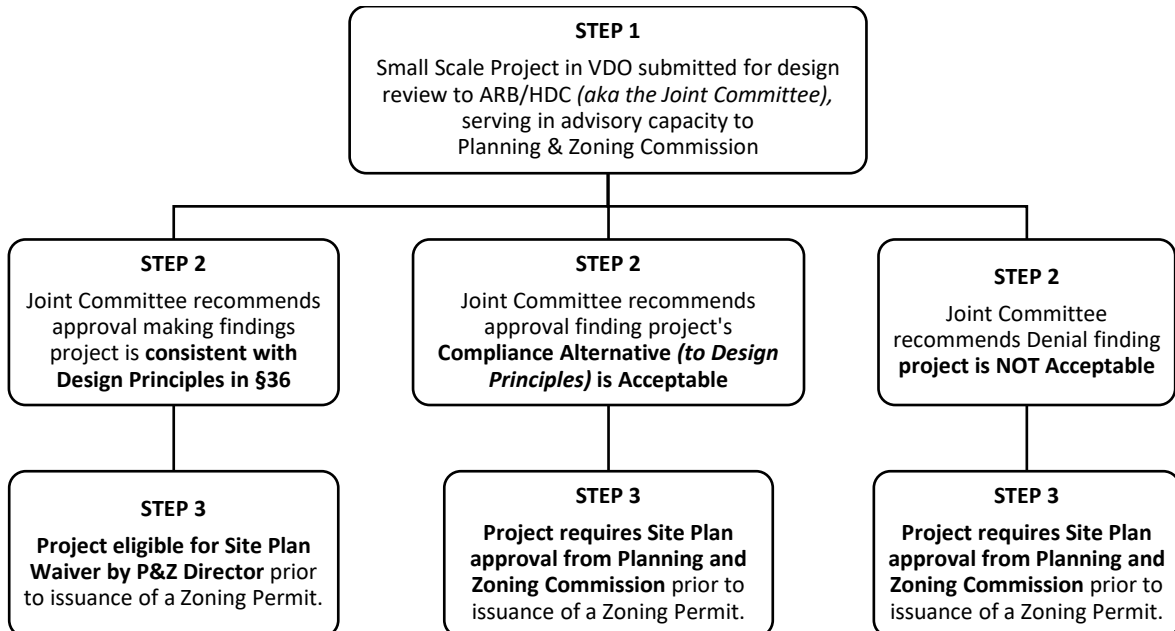
REQUIRED Process

-per §43-5.2 of the Regs.

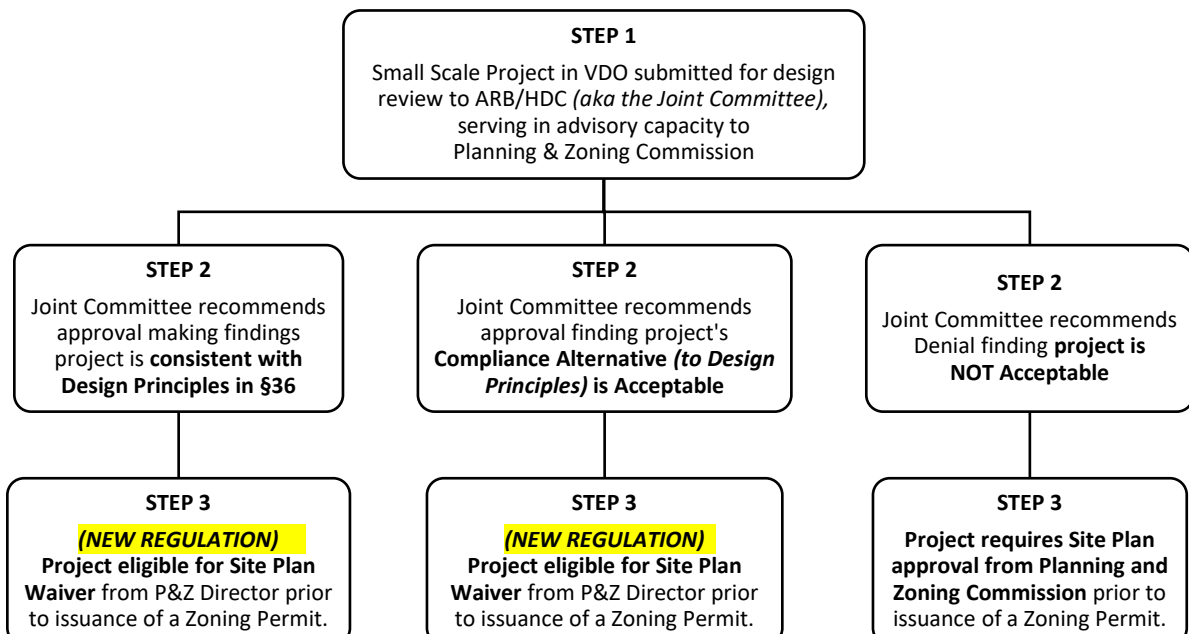


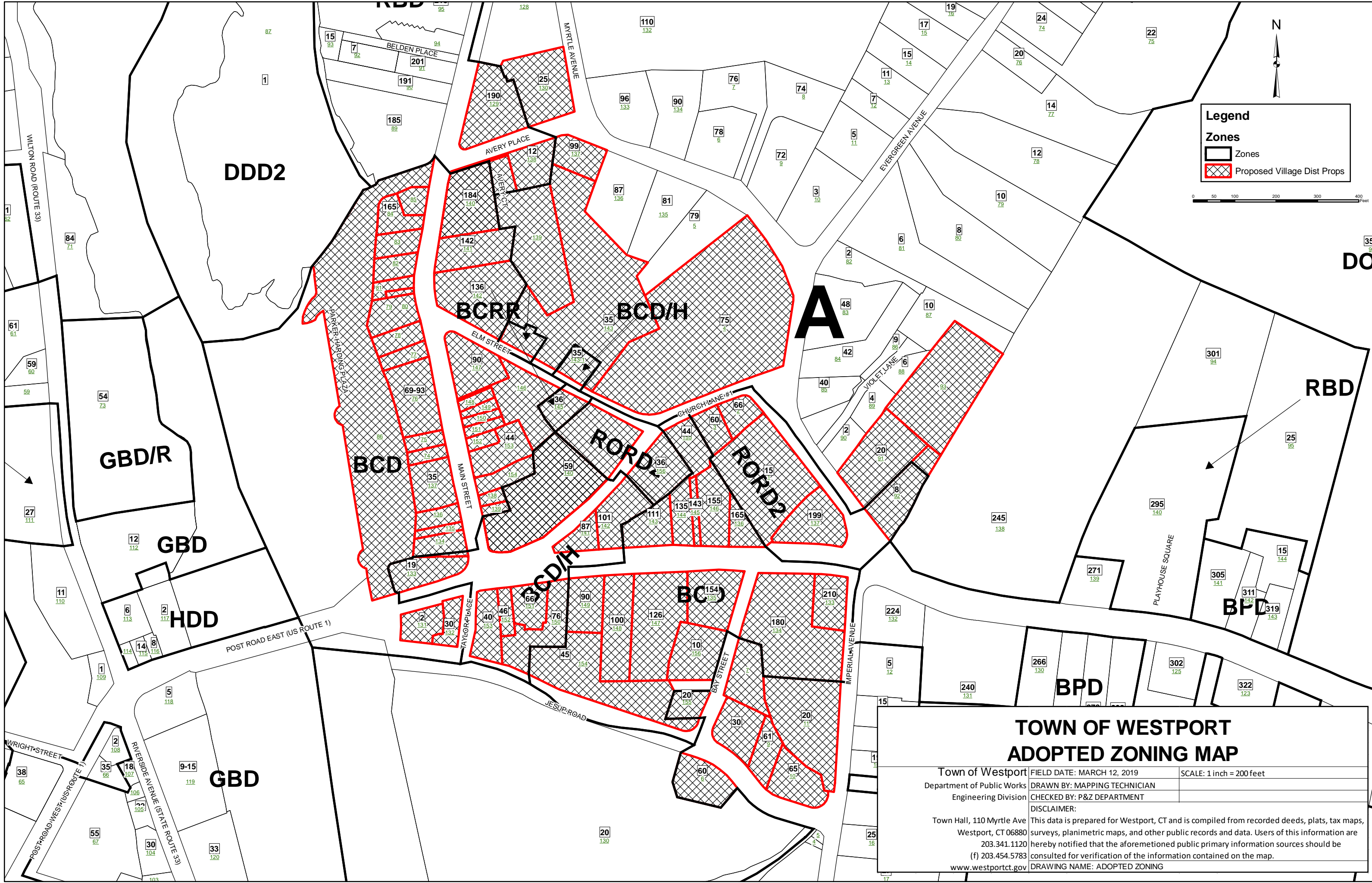
EXISTING Process

-per direction given by P&Z Commission



PROPOSED Process





Legend

Zones

▭ Zones

▨ Proposed Village Dist Props



TOWN OF WESTPORT ADOPTED ZONING MAP

Town of Westport Department of Public Works Engineering Division Town Hall, 110 Myrtle Ave Westport, CT 06880 203.341.1120 (f) 203.454.5783 www.westportct.gov	FIELD DATE: MARCH 12, 2019 DRAWN BY: MAPPING TECHNICIAN CHECKED BY: P&Z DEPARTMENT DISCLAIMER: This data is prepared for Westport, CT and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this information are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on the map.	SCALE: 1 inch = 200 feet
DRAWING NAME: ADOPTED ZONING		

Village District Property List
As identified in the Village District Study

HRI #	GIS_ID	STREET_NUM	STREET_NAME	GRANTEE	MAILING_ADDRESS	CITY	ST	ZIP	ZONE	USE	ACRE
	C10139000	Parking lot	AVERY PL	HULBERT THOMAS F EST OF	3903 BELLAIRE BLVD	HOUSTON	TX	77025	A/RBD	COMM	0.98
0019	C10138000	12	AVERY PL ³	B + B ASSOCIATES	12 AVERY PL	WESTPORT	CT	06880-3201	RBD	COMM	0.25
0020	C10130000	25	AVERY PL ¹	WESTPORT HISTORICAL SOCIETY	25 AVERY PLACE	WESTPORT	CT	06880	A	INST	0.50
	D09007000	Portion of lot	BAY ST	180 WESTPORT PARTNERS LLC	180 POST RD E	WESTPORT	CT	06880	RPOD	COMM	0.39
	C09156000	10	BAY ST	BAY TEN HOLDINGS LLC	PO BOX 5180	WESTPORT	CT	06881	BCD	COMM	0.35
1621	C09155000	20	BAY ST ³	J M K INVESTMENTS	PO BOX 334	WESTON	MA	02493-0002	RPOD	COMM	0.14
0093	C10156000	36	CHURCH LN ³	RED X HOLDINGS LLC	PO BOX 5180	WESTPORT	CT	06881	RORD2	COMM	0.33
0096	C10155000	44	CHURCH LN ³	BW CHURCH EAST LLC	28 CHURCH LN 2ND FL	WESTPORT	CT	06880	BCD	COMM/RES	0.20
0098	D10003000	60	CHURCH LN ³	BRAIDMAX LLC	PO BOX 5180	WESTPORT	CT	06881	RORD2	COMM	0.15
0100	D10004000	75	CHURCH LN ³	CHRIST & HOLY TRINITY CHURCH	75 CHURCH LN	WESTPORT	CT	06880	A	INST	2.98
0099	D10002000	66	CHURCH LN ³	66 CHURCH LANE LLC	PO BOX 1013	PALM BEACH	FL	33480	RORD2	COMM	0.18
	C10145000	36	ELM ST	36 5 15 PROPERTIES LLC	1 STONY PT W	WESTPORT	CT	06880	RORD2	COMM	0.15
	C10146000	Parking lot	ELM ST	WESTPORT TOWN OF	110 MYRTLE AVE	WESTPORT	CT	06880	BCD	INST	0.16
0095	C10143001	35	ELM ST ³	DC KEMPER-GUNN, LLC C/O CHARTER REALTY DEV.Co.	75 HOLLY HILL LN STE 305	GREENWICH	CT	06830	BCD/H	COMM	0.13
	C10143000	35 Parking lot	ELM ST	WESTPORT TOWN OF	110 MYRTLE AVE	WESTPORT	CT	06880	A	INST	1.97
	D09011000	20	IMPERIAL AVE	AMALGAMATED REALTY CO LLC	22 IMPERIAL AVE	WESTPORT	CT	06880	RPOD	COMM	0.68
	D09008000	30	JESUP RD	WESTPORT TOWN OF	110 MYRTLE AVE	WESTPORT	CT	06880	RPOD	INST	0.33
	C09154000	45	JESUP RD	WESTPORT TOWN OF	110 MYRTLE AVE	WESTPORT	CT	06880	BCD	COMM	0.85
0408	D09006000	60	JESUP RD ²	SMITH RICHARDSON FNDATION PROP II	60 JESUP RD	WESTPORT	CT	06880	RPOD	COMM	0.31
0409	D09009000	61	JESUP RD ²	TRI-TOWN TEACHERS FEDERAL	61 JESUP RD	WESTPORT	CT	06880	RPOD	COMM	0.11
0410	D09010000	65	JESUP RD ²	GODILLOT ASSOCIATES	65 JESUP RD	WESTPORT	CT	06881-0390	BCD/H	COMM	0.29
0501	C09134000	7-17	MAIN ST ³	WONKAI ASSOCIATES LLC	2230 CAPE COD DR	BLOOMINGTON	IN	47401	BCD	COMM/RES	0.17
	C09135000	21	MAIN ST	21 MAIN STREET REALTY LLC	1 STONY POINT W	WESTPORT	CT	06880	BCD	COMM	0.05
	C09139000	22	MAIN ST	FOX JOYCE TRUSTEE	100 HIGH ROCK RIDGE DR	LANDRUM	SC	29356	BCD	COMM	0.04
	C09138000	26	MAIN ST	KZ ASSOCIATES LLC	33 LITTLE FOX LN	WESTPORT	CT	06880	BCD	COMM	0.04
0504	C09136000	27	MAIN ST ³	PAJIS ASSOC LLC AND WINWEST MAIN LLC	10 RYE RIDGE PLAZA STE 200	RYE BROOK	NY	10573	BCD	COMM	0.11
	C09137000	35	MAIN ST	WINWEST 3351 MAIN LLC	10 RYE RIDGE PLAZA	RYE BROOK	NY	10573	BCD	COMM	0.27
	C10154000	38	MAIN ST	38 MAIN LP	19 OLD KINGS HWY S	DARIEN	CT	06820	BCD	COMM	0.20
	C10153000	44	MAIN ST	WESTPORT MAIN ST RETAIL LLC	276 POST RD W STE 201	WESTPORT	CT	06880	BCD	COMM	0.23
1630	C10074000	57	MAIN ST	57 MAIN STREET WESTPORT LLC	26 KETTLE CREEK RD	WESTON	CT	06883	BCD	COMM	0.07
	C10152000	58	MAIN ST	COBBLER LLC	9 DELETTA LN	WESTPORT	CT	06880	BCD	COMM	0.05
	C10075000	61	MAIN ST	61 MAIN STREET LLC	411 THEODORE FREMD AVE STE 300	RYE	NY	10580	BCD	COMM	0.08
0506	C10151000	62	MAIN ST ³	PARILLO FAMILY THE LTD PARTNERSHIP LP	4 HUNT CLUB LN	WESTPORT	CT	06880	BCD	COMM	0.09
	C10150000	66	MAIN ST	PARILLO FAMILY THE LTD PARTNERSHIP LP	4 HUNT CLUB LN	WESTPORT	CT	06880	BCD	COMM	0.07
	C10149000	68	MAIN ST	GARFIELD ANNE C & ARTHUR LANGE ET ALS	12 GENEVA RD	NORWALK	CT	06850	BCD	COMM	0.07
	C10076000	69-93	MAIN ST	ESRT 69-97 MAIN ST LLC	1 GRAND CENTRAL PLACE	NEW YORK	NY	10165	BCD	COMM	0.42
	C10148000	72	MAIN ST	ABC KINSHIP LLC	19 ROME ST	NORWALK	CT	06851	BCD	COMM	0.05
	C10147001	90	MAIN ST Condos #1	HANNAN PETER J & DOLORES B	P O BOX 548	WESTPORT	CT	06881-0548	BCD	COMM/RES	0.00
	C10147002	90	MAIN ST Condos #2	FEARON PETER D & MARISA	PO BOX 575	WESTPORT	CT	06881	BCD	COMM/RES	0.00
	C10147003	90	MAIN ST Condos #3	JAM ON MAIN LLC	28 WOODS GROVE RD	WESTPORT	CT	06880	BCD	COMM/RES	0.00
	C10147004	90	MAIN ST Condos #4	RUTHERFORD ANNE F TRUSTEE	9 OLD HILL RD	WESTPORT	CT	06880	BCD	COMM/RES	0.00
	C10147005	90	MAIN ST Condos #5	ZATCOFF GERALDINE	90 MAIN ST	WESTPORT	CT	06880	BCD	COMM/RES	0.00
	C10147006	90	MAIN ST Condos #6	WARD DARIA & KELLY	90 MAIN ST	WESTPORT	CT	06880	BCD	COMM/RES	0.00
	C10147007	90	MAIN ST Condos #7	BHADRA PTITHVIRAJ AND DATTA INDRANI	90 MAIN ST	WESTPORT	CT	06880	BCD	COMM/RES	0.00
	C10147008	90	MAIN ST Condos #8	SEVERN REALTY CORPORATION	445 PARK AVENUE 9TH FLOOR	NEW YORK	NY	10022	BCD	COMM/RES	0.00
	C10077000	105	MAIN ST	ESRT 103-107 MAIN ST LLC	1 GRAND CENTRAL PLACE	NEW YORK	NY	10165	BCD	COMM	0.09
0507	C10078000	115	MAIN ST ³	CAMPANA 115 LLC	350 WILLOW ST	SOUTHPORT	CT	06890	BCD	COMM/RES	0.14
	C10079000	125	MAIN ST	CAMPANA 125 LLC	350 WILLOW ST	SOUTHPORT	CT	06890	BCD	COMM	0.21
	C10080000	135	MAIN ST	F D H GROUP	153 DUDLEY DR	FAIRFIELD	CT	06824	BCD	COMM	0.03
1631	C10142000	136	MAIN ST ³	WESTFAIR INC	877 POST RD E #4	WESTPORT	CT	06880	BCD	COMM	0.62
0508	C10081000	139	MAIN ST ³	UNITED REALTY INC	1111 SUMMER ST STE 603	STAMFORD	CT	06905	BCD	COMM	0.09
0509	C10141000	142 - 150	MAIN ST ³	TEUSCHER FAMILY LMTD PARTNERSHIP	5 WILCOX LN	WESTPORT	CT	06880	BCD	COMM/RES	0.34
	C10082000	145	MAIN ST	WALLACE WILLIAM F & STRATFORD C	170 MASON ST	GREENWICH	CT	06830	BCD	COMM	0.12

Village District Property List
As identified in the Village District Study

HRI #	GIS_ID	STREET_NUM	STREET_NAME	GRANTEE	MAILING_ADDRESS	CITY	ST	ZIP	ZONE	USE	ACRE
1632	C10083000	161 (155-163)	MAIN ST	HONEYDO FAMILY LLC	196 QUEENS GRANT RD	FAIRFIELD	CT	06430	BCD	COMM	0.13
	C10084000	165	MAIN ST	165 MAIN STREET ASSOCIATES LLC	292 POST RD E	WESTPORT	CT	06880	BCD	COMM	0.16
	C10085000	177	MAIN ST	177 MAIN LLC	1111 SUMMER ST STE 603	STAMFORD	CT	06905	BCD	COMM	0.12
	C10140000	184	MAIN ST	HULBERT THOMAS F EST OF	3903 BELLAIRE BLVD	HOUSTON	TX	77025	BCD	COMM	0.58
0511	C10129000	190	MAIN ST ³	WHA EQUITIES CORPORATION	PO BOX 95	WESTPORT	CT	06881	RBD	COMM	0.52
	D10093000	Rear parking lot	MYRTLE AVE	SOUTHERN NEW ENGLND TELEPHONE CO	401 MERRITT 7	NORWALK	CT	06851	A	INST	0.92
0567	D10092000	8	MYRTLE AVE ³	RICHARDS HOUSE ASSOCIATES LLC	8 MYRTLE AVE	WESTPORT	CT	06880	RORD2	COMM	0.37
	D10001000	15	MYRTLE AVE	SCONSET SQUARE LLC	877 POST RD E #4	WESTPORT	CT	06880	RORD2	COMM	0.97
0568	D10091000	20	MYRTLE AVE ³	SOUTHERN NEW ENGLND TELEPHONE CO	401 MERRITT 7	NORWALK	CT	06851	A	INST	0.60
0583	C10137000	99	MYRTLE AVE ¹	GLYNN PATRICIA	99 MYRTLE AVE	WESTPORT	CT	06880	A	RES	0.22
	C10086000	Parking lot	PARKER-HARDING	WESTPORT TOWN OF	110 MYRTLE AVE	WESTPORT	CT	06880	BCD	INST	2.00
	C09131000	2	POST RD E	STATE & MAIN STREETS LLC	165 WATER ST	NORWALK	CT	06854	BCD	COMM/RES	0.18
0678	C09133000	19	POST RD E ³	WINWEST LIBRARY LLC AND OLNEYWOOD ASSOC	10 RYE RIDGE PLAZA STE 200	RYE BROOK	NY	10573	BCD/H	COMM	0.27
	C09132000	30	POST RD E	GAULT WILLIAM L TRUSTEE	98 IMPERIAL AVE	WESTPORT	CT	06880	BCD	COMM/RES	0.16
0680	C09153000	40	POST RD E ³	WINWEST POST LLC	10 RYE RIDGE PLAZA STE 200	RYE BROOK	NY	10573	BCD/H	COMM	0.25
0681	C09152000	46	POST RD E ³	MIOLI JOSEPH ET ALS	2 BERMUDA RD	WESTPORT	CT	06880	BCD/H	COMM	0.09
0683	C09140000	59	POST RD E ³	BEDFORD SQUARE ASSOC LLC	75 HOLLY HILL LN STE 305	GREENWICH	CT	06830	BCD/H	COMM/RES	1.90
0684	C09151000	66	POST RD E ³	54-68 POST ROAD EAST ASSOCIATES LLC AND	265 POST RD W	WESTPORT	CT	06880	BCD/H	COMM	0.20
0685	C09150000	76	POST RD E ³	FINE ARTS REALTY LLC	150 NORTH AVE	WESTPORT	CT	06880	BCD/H	COMM	0.38
0686	C09141000	87	POST RD E ³	LJG 87 POST RD WESTPORT LLC	505 PARK AVE	NEW YORK	NY	10022	BCD/H	COMM	0.13
0687	C09149000	90	POST RD E ³	OLD WESTPORT TOWN HALL LLC	943 POST RD E	WESTPORT	CT	06880	BCD	COMM	0.26
	C09148000	100	POST RD E	OLD WESTPORT TOWN HALL LLC	943 POST RD E	WESTPORT	CT	06880	BCD	COMM	0.42
0688	C09142000	101	POST RD E ³	WW 101-107 POST LLC	28 CHURCH LN	WESTPORT	CT	06880	BCD/H	COMM	0.32
	C09143000	111	POST RD E	BER HOLDINGS LLC	P O BOX 5180	WESTPORT	CT	06881	BCD	COMM	0.25
1637	C09147000	126	POST RD E ³	FLEET NATIONAL BANK	101 N TRYON ST NC1 001 03 81	CHARLOTTE	NC	28255	BCD	COMM	0.67
	C09144000	135	POST RD E	COMU WESTPORT LLC	PO BOX 320486	FAIRFIELD	CT	06825	BCD	COMM	0.17
	C09145000	143	POST RD E	WESTPORT PIZZERIA TOO LLC	2 BERMUDA RD	WESTPORT	CT	06880	BCD	COMM/RES	0.05
1638	D09135000	154	POST RD E ³	ANSLEY WESTPORT PARTNERS LLC	5064 ROSWELL RD STE D 101	ATLANTA	GA	30342	BCD	COMM	0.39
	C09146000	155	POST RD E	TSE MANAGEMENT LLC	174 HILLSPOINT RD	WESTPORT	CT	06880	BCD	COMM	0.26
	D09136000	165	POST RD E	JHT REALTY LLC	99 OLD FARMS RD	W SIMSBURY	CT	06092	BCD	COMM/RES	0.14
	D09134000	180	POST RD E	180 WESTPORT PARTNERS LLC	180 POST RD E	WESTPORT	CT	06880	BCD	COMM	1.04
0689	D09137000	199	POST RD E ³	WILLIAM H PITT FOUNDATION INC	170 WASHINGTON BLVD	STAMFORD	CT	06902	RORD2	COMM	0.36
0690	D09133000	210	POST RD E ³	TEMPLE LODGE 65 AF & AM INC	210 POST RD E	WESTPORT	CT	06880	BCD	COMM	0.23

Information gathered from Tax Records and field inspections on 2/1/17.

Footnote Key:

- 1 = Local Historic Property (LHP)
- 2 = Local Historic District (LHD)
- 3 = Identified on the HRI

TOTAL = 79 properties, with acreage of 29.79
(Condos at 90 Main St. counted as 1 property)