



**Town of Westport**  
**Planning and Zoning Commission**  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
Tel: 203-341-1030 Pandz@westportct.gov  
www.westportct.gov

To be published in the Westport News on Friday, March 25, 2022, and Friday, April 1, 2022

## LEGAL NOTICE OF HEARING

Notice is hereby given that the Westport Planning and Zoning Commission will hold a remote Public Hearing on **Monday, April 4, 2022**, at 7:00 P.M.

### **SPECIAL NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING:**

*Pursuant to Sections 147-153 of the Governor's Public Act 21-2, 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). 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 the ZOOM meeting will be posted on the agenda for this meeting on the Meeting List and Calendar page at [www.westportct.gov](http://www.westportct.gov). The meeting agenda will also include items that do not require a legal notice that can be viewed on [www.westportct.gov](http://www.westportct.gov).*

1. **109 Morningside Drive South:** Resubdivision Appl.#PZ-21-00881 submitted by Eric Bernheim, Esq, FLB Law, for property owned by Kowalski Family Company LLC for a 6 lot resubdivision of property, located in the Residence AAA zone, PID#G07054000.
2. **Map Amendment #815:** Appl. #PZ-22-00139 request submitted by Eric Bernheim, Esq, FLB Law for properties 471 Riverside Avenue owned by Robbie Guimond , 481 and 485 Riverside Avenue owned by Annette & Ward French III to rezone properties from Residence A zone to Restricted Office- Retail District 2 (RORD #2). A copy of the proposed map 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.
3. **312 Bayberry Lane:** Special Permit/ Site Plan Appl.#PZ-22-00082 submitted by David Herling for property owned by Anna & David Herling for excavation and fill activities associated with authorizing a reconfigured driveway, for property located in the Residence AAA zone, PID# E18025001.

Dated at Westport, Connecticut on this 25<sup>th</sup> day of March and the 1<sup>st</sup> day of April 2022, Danielle Dobin, Chairman, P&Z Commission.

Map Amendment #815

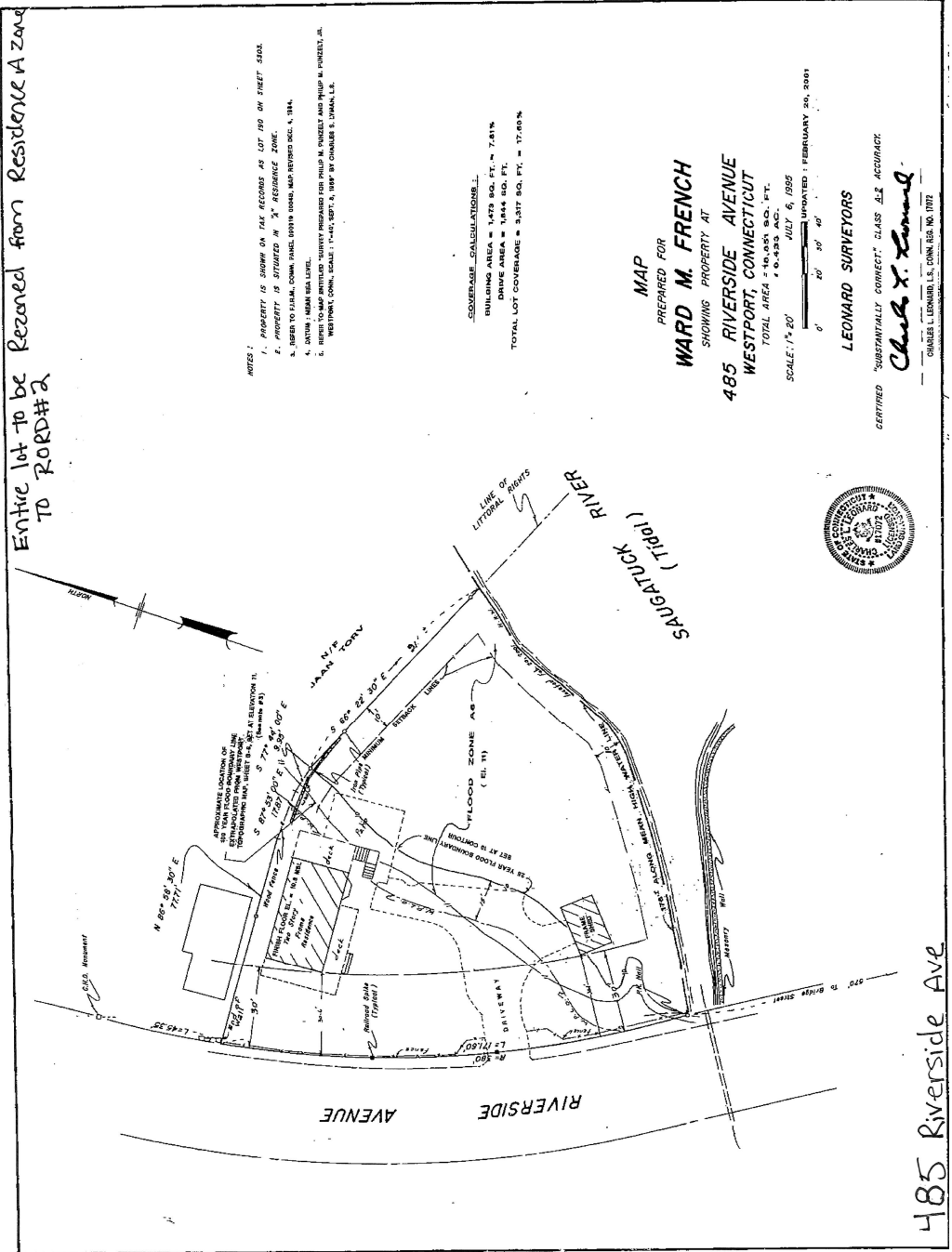
Submitted: 3/2/22

Received: 3/14/22

Public Hearing (scheduled for): 4/4/22

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

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



Entire lot to be rezoned from Residence A zone TO RORD#2

- NOTES:
1. PROPERTY IS SHOWN ON TAX RECORDS AS LOT 390 ON STREET 5800.
  2. PROPERTY IS SITUATED IN "A" RESIDENCE ZONE.
  3. USED TO PLEAS, CONNA PANEL 100716 CONGD. MAP REVERSED DEC. 4, 1914.
  4. DATUM: MEAN SEA LEVEL.
  5. REFERS TO MAP ENTITLED "SURVEY PREPARED FOR PHILIP M. FRENCH AND PHILIP W. FURZELLE, JR. WESTPORT, CONN. (SCALE: 1"=40', SEPT. 8, 1988" BY CHARLES X. LEONARD, L.S.

COVERSAGE CALCULATIONS:

BUILDING AREA = 1,472 SQ. FT. = 7.61%

DRIVE AREA = 1,425 SQ. FT. = 7.42%

TOTAL LOT COVERAGE = 3,897 SQ. FT. = 17.03%

MAP  
PREPARED FOR  
**WARD M. FRENCH**  
SHOWING PROPERTY AT  
**485 RIVERSIDE AVENUE**  
**WESTPORT, CONNECTICUT**

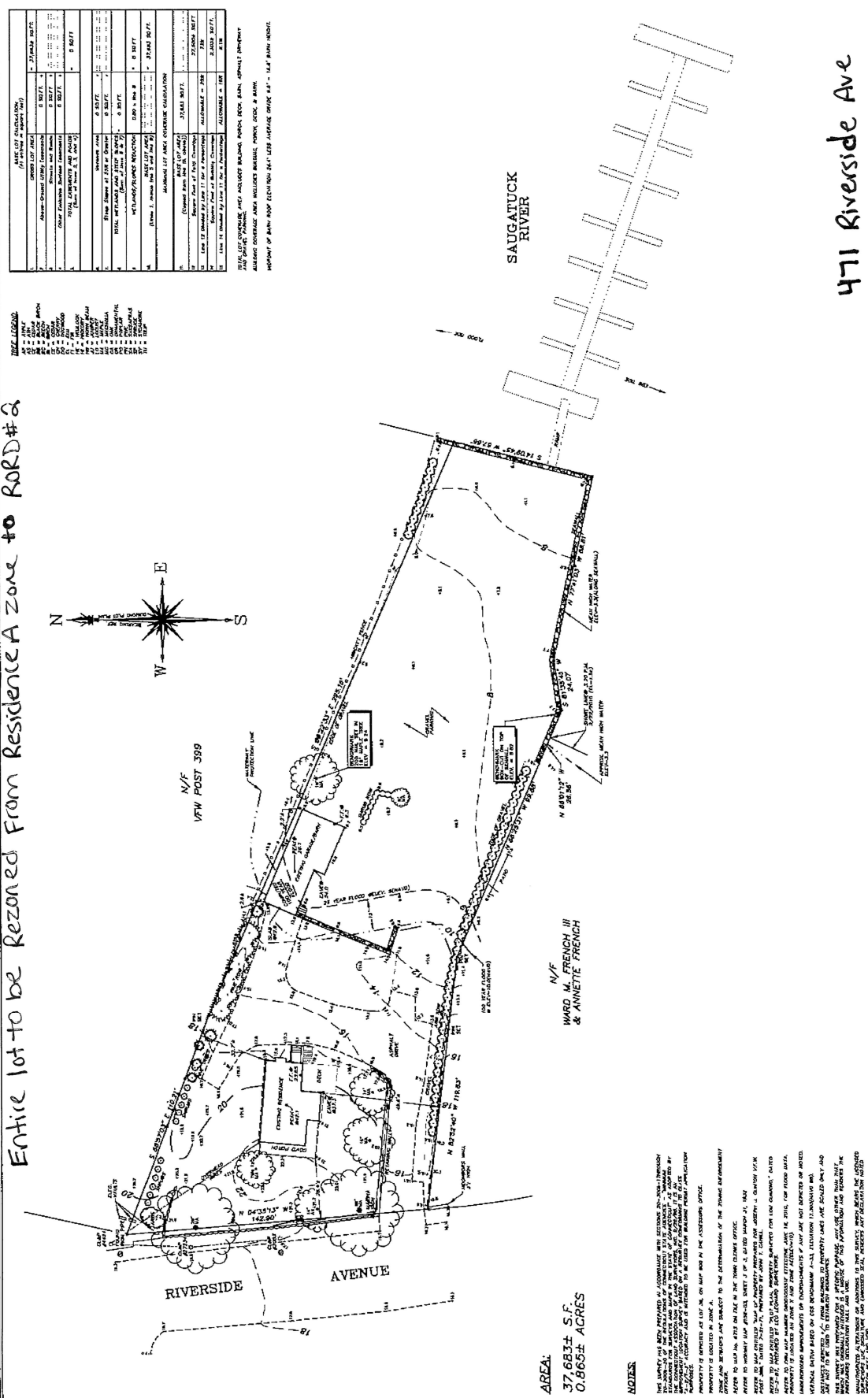
TOTAL AREA = 19,055 S.Q. FT.  
40,493 A.C.  
SCALE: 1" = 20'     JULY 6, 1995  
UPDATED: FEBRUARY 20, 2009

**LEONARD SURVEYORS**  
CERTIFIED "SUBSTANTIALLY CORRECT" CLASS A.S. ACCURACY  
*Charles X. Leonard*  
CHARLES X. LEONARD, L.S., CONN. REG. NO. 10782



485 Riverside Ave

Entire lot to be rezoned from Residence A zone to R2D#2



**FIELD NOTES**

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.

2. ALL ANGLES ARE IN DEGREES, MINUTES AND SECONDS UNLESS OTHERWISE NOTED.

3. ALL BEARINGS ARE TRUE BEARINGS UNLESS OTHERWISE NOTED.

4. ALL CURVES ARE FULL CIRCLES UNLESS OTHERWISE NOTED.

5. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

6. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE RIVER UNLESS OTHERWISE NOTED.

7. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.

8. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.

9. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.

10. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.

**RESUME OF SURVEY**

DATE OF SURVEY: 10/15/2010

PROJECT: IMPROVEMENT LOCATION SURVEY

PREPARED FOR: JOSEPH L. GUJMUND

1471 RIVERSIDE AVENUE

WESTPORT, CONNECTICUT

**AREA:**  
37,683± S.F.  
0.866± ACRES

**NOTES**

1. THE SUBJECT LOT IS BEING SURVEYED FOR THE PURPOSES OF THE ZONING DEPARTMENT. THE ZONING DEPARTMENT HAS REVIEWED THE SURVEY AND HAS DETERMINED THAT THE SUBJECT LOT IS ELIGIBLE FOR REZONING FROM RESIDENCE A ZONE TO R2D#2 ZONE.

2. THE SUBJECT LOT IS BEING SURVEYED FOR THE PURPOSES OF THE ZONING DEPARTMENT. THE ZONING DEPARTMENT HAS REVIEWED THE SURVEY AND HAS DETERMINED THAT THE SUBJECT LOT IS ELIGIBLE FOR REZONING FROM RESIDENCE A ZONE TO R2D#2 ZONE.

3. THE SUBJECT LOT IS BEING SURVEYED FOR THE PURPOSES OF THE ZONING DEPARTMENT. THE ZONING DEPARTMENT HAS REVIEWED THE SURVEY AND HAS DETERMINED THAT THE SUBJECT LOT IS ELIGIBLE FOR REZONING FROM RESIDENCE A ZONE TO R2D#2 ZONE.

**BRAUTIGAM LAND SURVEYORS, P.C.**  
80 Smith Main Street  
Westport, Connecticut 06880  
Telephone (860) 297-0282  
E-mail: Survey@brautigamland.com



TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY AND MAP ARE ACCURATE AND CORRECT AT THIS PRESENT.

DATE: 10/15/2010

SCALE: 1" = 20'

CHECKED BY: [Signature]

DRAWN BY: [Signature]

DATE: 10/15/2010

PROJECT: IMPROVEMENT LOCATION SURVEY

DATE: 10/15/2010

SCALE: 1" = 20'

CHECKED BY: [Signature]

DRAWN BY: [Signature]

DATE: 10/15/2010

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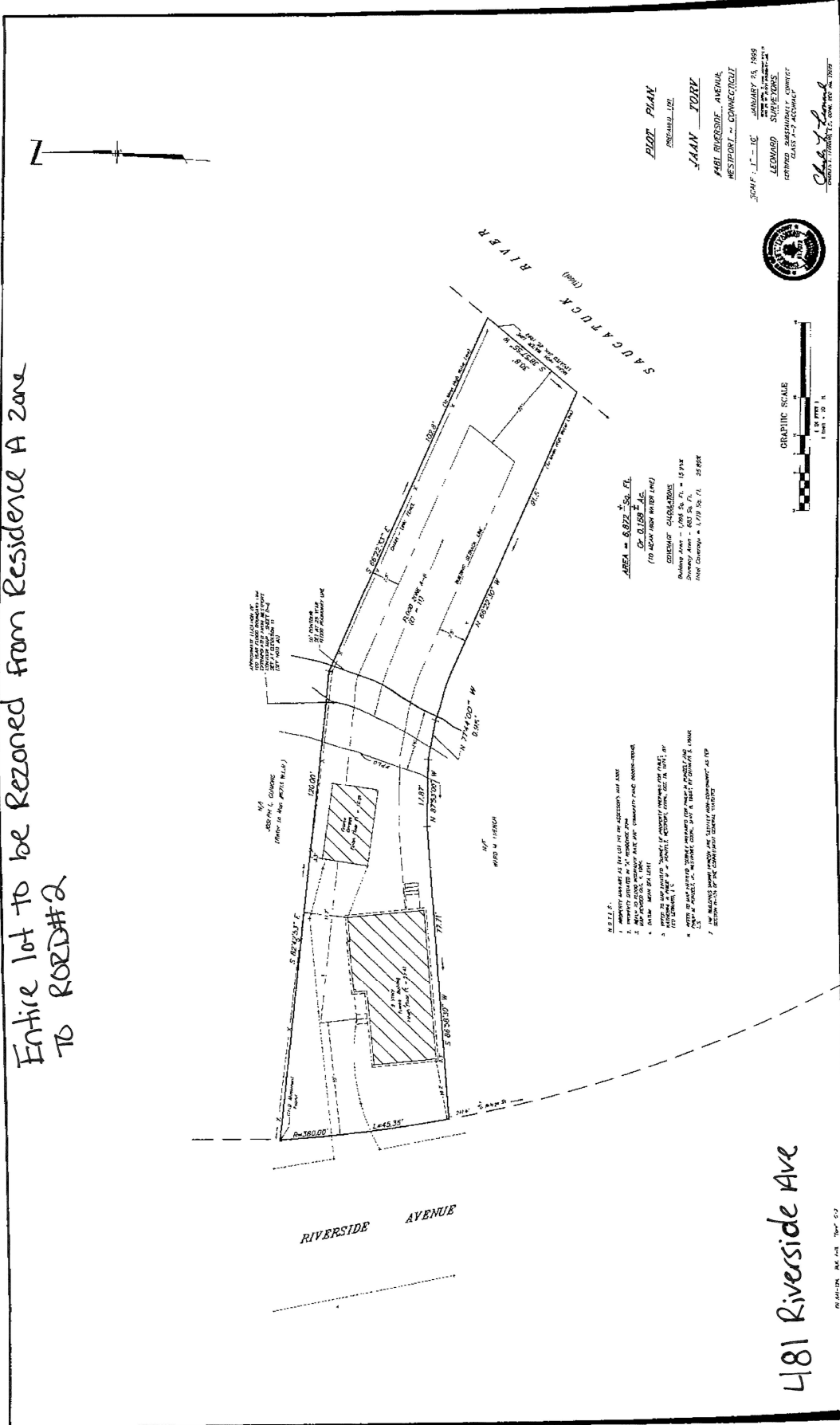
DATE: 10/15/2010

PROJECT: IMPROVEMENT LOCATION SURVEY

471 Riverside Ave

IMPROVEMENT LOCATION SURVEY  
PREPARED FOR  
**JOSEPH L. GUJMUND**  
1471 RIVERSIDE AVENUE  
WESTPORT, CONNECTICUT

Entire lot to be rezoned from Residence A zone  
to RORD#2



REMARKS:

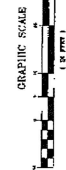
1. THE ENTIRE LOT IS TO BE REZONED FROM RESIDENCE A TO RORD#2.
2. THE ENTIRE LOT IS TO BE REZONED FROM RESIDENCE A TO RORD#2.
3. THE ENTIRE LOT IS TO BE REZONED FROM RESIDENCE A TO RORD#2.
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6. THE ENTIRE LOT IS TO BE REZONED FROM RESIDENCE A TO RORD#2.
7. THE ENTIRE LOT IS TO BE REZONED FROM RESIDENCE A TO RORD#2.

AREA = 6,822 SQ. FT.  
 OR 0.159 AC.  
 (TO ACCORD WITH MAP)

COMPUTED CALCULATIONS  
 Building Area = 1,074 SQ. FT. ± 12.5%  
 Driveway Area = 687 SQ. FT. ± 15.0%  
 Total Coverage = 1,761 SQ. FT. ± 25.0%

PILOT PLAN  
 PREPARED BY:  
 JAAN TORV  
 481 RIVERSIDE AVENUE  
 HESKINGTON, CONNECTICUT

DATE: JANUARY 24, 1989  
 LEONARD SUPERVISOR  
 CLERK OF THE BOARD OF ZONING



481 Riverside Ave

PL-100-218, 100-100, 100-100