



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

April 1, 2022

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. This meeting will also be shown on Optimum Government Access Channel 79 and Frontier Channel 6020. Public comments may be received PRIOR to the Public Hearing and should be sent to PandZ@westportct.gov by 12:00pm the day of the hearing. Meeting materials are available at 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: 885 6360 9904

Passcode: 695890

ZOOM Link: <https://us02web.zoom.us/j/88563609904?pwd=dVUrT2lYb0pSVWp0V3YyRnd4bHVyUT09>

AGENDA Revision #1

PLANNING & ZONING COMMISSION

MONDAY, April 4, 2022,

START TIME: 7:00 PM

I WORK SESSION

- **Approval of March Action Minutes: 3/14/22, 3/28/22**

II PRE-APPLICATION

- **1 Burr Road:** Submitted by Rick Redniss seeking to revisit topic of redevelopment of the skilled nursing facility at 1 Burr Road (*no action deadline*).
Presentation and Feedback Time Allotment: 20 minutes.

III PUBLIC HEARING

1. **109 Morningside Drive South:** (*This application will be opened at the 4/4/22 hearing and continued to the 4/25/22 hearing. No testimony will be received at 4/4/22 hearing*) 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 (*must open by 4/18/22 w/65-day extension*).
2. **312 Bayberry Lane:** (*This application will be opened at the 4/4/22 hearing and continued to the 5/9/22 hearing. No testimony will be received at 4/4/22 hearing*) 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 (*must open by 5/9/22 w/ 35 day extension*).

3. **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 is on file in the Westport Town Clerk's Office and is on file in the Westport Planning and Zoning Office (*must open by 5/18/22*).

Applicant Presentation Time: 20 Minutes.

IV 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

- **1480 Post Road East:** Request to modify Resolution #19-028 submitted by Bill Achilles on behalf of Rob Haroun for after the fact approval for on-site lighting.
- Discussion of Draft Proposal to Modify Appendix A, Land Use Fees, contained in the Westport Zoning Regulations before seeking approval from the RTM.

Map Amendment #815

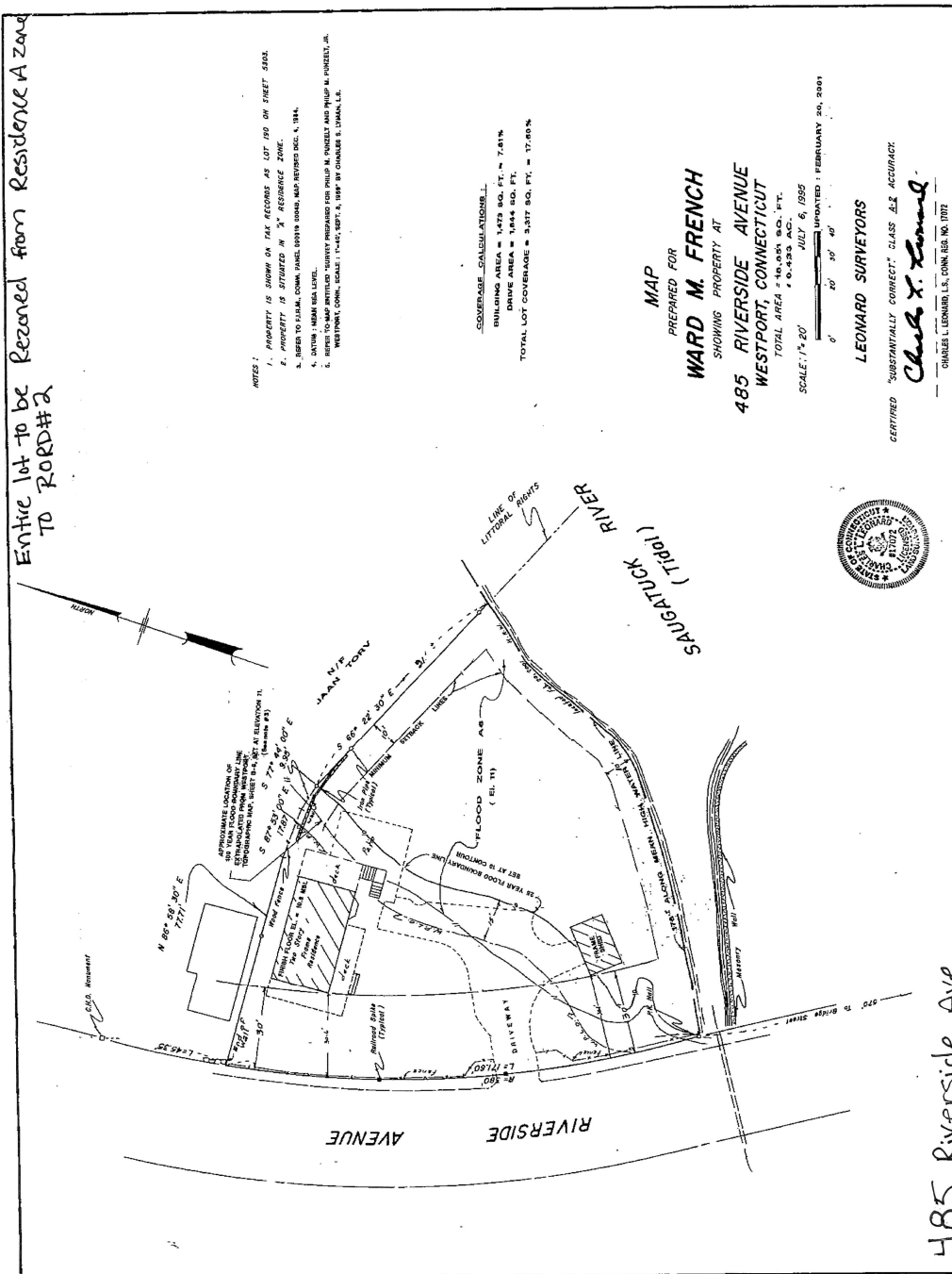
Submitted: 3/2/22

Received: 3/14/22

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

Adopted: _____

Effective date: _____



- NOTES:
1. PROPERTY IS SHOWN ON TAX RECORDS AS LOT 180 ON STREET 5803.
 2. PROPERTY IS SITUATED IN "A" RESIDENCE ZONE.
 3. REFER TO LOCAL COMM. PANEL MEETING RECORD, MAP REVISED DEC. 4, 1984.
 4. DATA - MEAN SEA LEVEL.
 5. REFER TO MAP ENTITLED "SURVEY PREPARED FOR PHILIP M. PINZELLI AND PHILIP M. PINZELLI, JR. WESTPORT, CONN. SCALE: 1"=40', 8/11/79, BY CHARLES L. LEONARD, L.S.

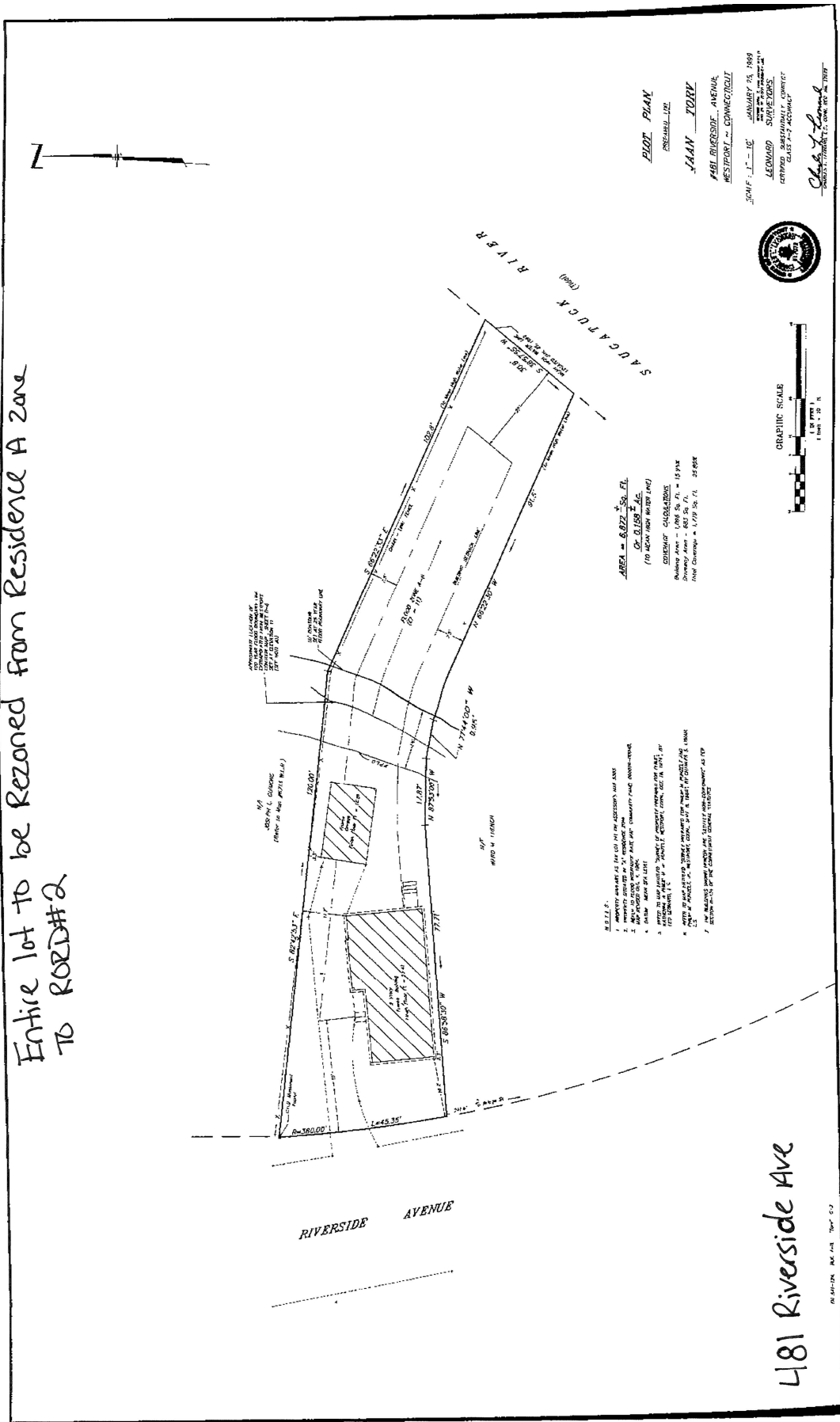
COVERAGE CALCULATIONS:
 BUILDING AREA = 1,478 SQ. FT. = 7.81%
 DRIVE AREA = 1,154 SQ. FT. = 6.40%
 TOTAL LOT COVERAGE = 2,632 SQ. FT. = 14.21%

MAP
 PREPARED FOR
WARD M. FRENCH
 SHOWING PROPERTY AT
485 RIVERSIDE AVENUE
WESTPORT, CONNECTICUT
 TOTAL AREA = 18,551 S.Q. FT.
 40,423 S.Q. AC.
 JULY 6, 1995
 SCALE: 1" = 20'

UPDATED: FEBRUARY 20, 2001

LEONARD SURVEYORS
 CERTIFIED "SUBSTANTIALLY CORRECT" CLASS "A" ACCURACY.
Charles L. Leonard
 CHARLES L. LEONARD, L.S., CONN. REG. NO. 17072

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



481 Riverside Ave

REVISION: No. 481, Type: 6-2