



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 18, 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: 824 0957 6219

Passcode: 101918

ZOOM Link: <https://us02web.zoom.us/j/82409576219?pwd=MIRPNzRXUFN6em9sSXptRGlrRWwhHUT09>

AGENDA

PLANNING & ZONING COMMISSION

MONDAY, April 25, 2022,

START TIME: 7:00 PM

I PUBLIC HEARING

- 1. Coleytown Elementary School, 65 Easton Road:** Appl.#PZ-22-00248 §8-24 Municipal Improvement Request by Westport Board of Education for a report from the Planning and Zoning Commission on a referral from the First Selectwoman regarding the addition of two new modular classrooms, located in the Residence AAA zone, PID# D16024000 (*Must decide by 5/16/22*).
Applicant's Presentation Time: 15 minutes.
- 2. Coleytown Elementary School, 65 Easton Road:** Special Permit/Site Plan Appl.#PZ-22-00249 submitted by Philip H. Cerrone on behalf of the Westport Board of Education for property owned by the Town of Westport for removal on existing classroom structure and installation of two classroom modular buildings with a covered walk to the existing building, located in the Residence AAA zone, PID# D16024000 (*Must open by 6/29/22*).
Applicant's Presentation Time: 15 minutes.
- 3. 109 Morningside Drive South:** (*This application was opened at the 4/4/22 hearing and continued to the 4/25/22 hearing. No testimony was received at 4/4/22 hearing and will be further continued to 5/23/22 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 close by 5/23/22 using remaining extension provided*)
Applicant's Presentation Time: 15 minutes.

4. **Map Amendment #815:** (*Application was opened on 4/4/22 hearing, testimony received, item continued to 4/25/22 hearing*) 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 close by 5/9/22*).
5. **14 Broadview Rd:** Special Permit/Site Plan Appl. #PZ-22-00142 submitted by Pete Romano, LANDTECH, for property owned by Tibor & Anna Nagy for regrading beyond area considered exempt from requiring a Special Permit surrounding a previously approved swimming pool, for property located in the Residence AA zone, PID#B11065000 (*Must open by 5/18/22*).
Applicant's Presentation Time: 15 minutes.
6. **606 & 620 Post Road East:** Site Plan Appl. #PZ-22-00173 submitted by Frederick Hoag of FWH Architect for properties owned by Equity One Westport Village Center LLC for site work pursuant to variances granted at 2/8/22 meeting Case #'s: ZBA-21-00929 and ZBA-22-00057, for properties located in the Residence A zone/ General Business District, PID#E09046000 & PID#E09047000 (*Must decide by 5/25/22*).
Applicant's Presentation Time: 15 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

- **12 Bluff Point:** CAM Site Plan Appl. #PZ-22-00200 submitted by Peter Cadoux for property owned by Ridge Capital, LLC for a new FEMA compliant house, for property located in the Residence A zone, PID#C02010000 (*must decide by 6/8/22*).
- **Discussion Item:** 50 Compo Mill Cove, status report on restoration work as requested by a member of the P&Z Commission as a follow up to prior modifications made to conditions in Res. #20-00851.

Map Amendment #815

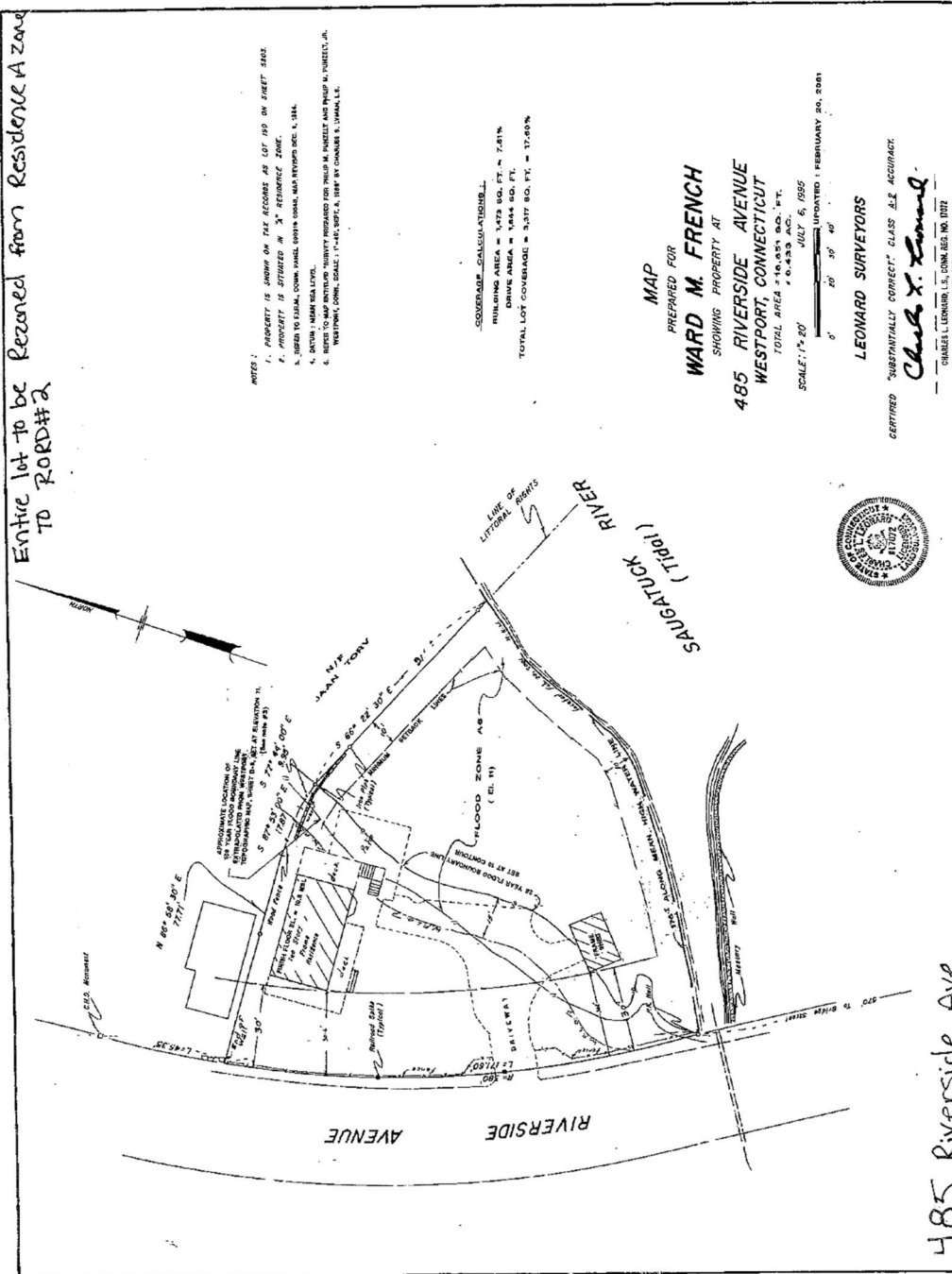
Submitted: 3/2/22

Received: 3/14/22

Public Hearing (scheduled for): 4/4/22 & 4/25/22

Adopted: _____

Effective date: _____



Entire lot to be Rezoned from Residence A Zone
to R0DD#2

