



Town of Westport
Planning and Zoning Commission
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www.westportct.gov

To be published in the Norwalk Hour on Friday, April 29, 2022, and Friday, May 6, 2022

LEGAL NOTICE OF HEARING

Notice is hereby given that the Westport Planning and Zoning Commission will hold a Remote Public Hearing on **Monday, May 9, 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. 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 the ZOOM meeting will be posted on the agenda for this meeting on the Meeting List and Calendar page at 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.

1. **25 Sylvan Road South:** Special Permit/Site Plan Appl. #PZ-22-00282, submitted by Cajal Academy Inc for property owned by 25 Sylvan Road South, LLC c/o Fischel Properties, for establishment of an "Other" parking standard pursuant to §34-5 of the Zoning Regulation, to be applied to an existing 2,748 SF tenant space to be occupied by Cajal Academy, Inc., a Special Education School, at property located in the Restricted Office- Retail District #3, PID #C08030000.
2. **Text Amendment #816:** Appl. #PZ-22-00177 submitted by Rick Redniss to amend §29, BCD, Subsections 4 and 11, for setback and parking relief and to amend §32-12 Inclusionary Two-Family and Multi-Family Dwellings, Subsection 5, Coverage, to add a Total Coverage exemption for new open structural projections. A copy of the proposed text 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.
3. **44 Church Lane:** Special Permit/Site Plan Appl. #PZ-22-00178 submitted by Rick Redniss for property owned by BW Church East LLC, for additions and renovations to the existing residential building using regulations proposed under pending Text Amendment #816 and to deed restrict the two dwelling units as affordable, for property located in the Business Center District and Village District Overlay Zone/Westport Center, PID#C10155000.
4. **6 Surf Road:** Special Permit/Coastal Site Plan Appl. #PZ-22-00202 submitted by Andy Soumelidis, LANDTECH for property owned by Surfing LLC to authorize construction of a new FEMA-compliant single-family dwelling, patio, driveway, stormwater management system, utilities, and non-exempt excavation and fill activities in the 100-year flood zone, for property located in the Residence A zone, PID#B01028000.

Dated at Westport, Connecticut on 29th day of April and the 6th day of May 2022, Danielle Dobin, Chairman, P&Z Commission.

Text Amendment #816

Submitted: 3/15/22Received: 3/21/22Public Hearing (scheduled for): 5/9/22

Adopted: _____

Effective date: _____

Proposed Text Changes – Section 29 Business Center District (BCD)

Note: Proposed new language is shown highlighted and underlined.

Proposed deletions are shown [~~bracketed and struck through~~].

To Amend §29 (Business Center District (BCD)) as follows:

29-4 Setbacks (See §31-4 through §31-8, also.)

No principal building, structure or use or accessory building or structure shall extend closer than thirty (30) feet from the East Post Road front lot lines or twenty (20) feet from any other front lot line. Side and rear setbacks shall be determined by the physical site characteristics and surrounding buildings, structures and uses; provided that any two adjacent buildings shall be setback at least 6 feet from the lot line or shall have a fire wall on the lot line. existing buildings may be allowed to expand vertically above existing non-conforming first floor elements to accommodate Affordable Dwelling Units provided it does not exceed 10% of the first floor area and is consistent with Section 29-5 (Height).

29-11 Parking and Loading

Parking and Loading shall be provided by existing private lots, municipal lots, and on-street spaces. Existing on-site parking as of 11/1/99 must be retained whether an existing building is destroyed, constructed, reconstructed or expanded. Additional floor area constructed after 11/1/99 will be required to provide additional on-site parking at one space per each one hundred-eighty (180) square feet., except where existing Dwelling Units are converted to Affordable Housing. Any new construction of 10,000 square feet or more of gross interior floor area will be required to provide concealed parking as noted in §34-12 of the Supplementary Regulations.

To Amend §32-12 (Inclusionary Two-Family and Multi-Family Dwellings) as follows:

32-12.5.1

Notwithstanding §6-2.1, ~~the~~ P&Z Commission may exempt an additional minimal amount of coverage associated with open porches, decks, balconies and other similar open structural projections from building coverage and Total Coverage including allowing existing non-conforming Total Coverage to remain; provided that such open structural projection will benefit public access, safety or convenience or will further the intent to preserve and/or enhance the historic character and appearance of the area, and at the discretion of the Commission at the time of Special Permit approval on sites that include at least 20% affordable housing.