



**Town of Westport**  
**Planning and Zoning Commission**  
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To be published in the Westport News on Friday, July 1, 2022, and Friday, July 8, 2022

## LEGAL NOTICE OF HEARING

Notice is hereby given that the Westport Planning and Zoning Commission will hold a Remote Public Hearing on **Monday, July 11, 2022**, at 7:00 P.M.

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

*Pursuant to Pursuant to "Public Act 22-3," 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). This meeting will also be shown on Optimum Government Access Channel 79 and Frontier Channel 6020. Public comments may be received PRIOR to the meeting and should be sent to [PandZ@westportct.gov](mailto:PandZ@westportct.gov) by 12:00pm the day of the meeting. Any meeting materials submitted 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](#)".*

- 1. Text Amendment #818:** Appl. #PZ-22-00323 Submitted by Rick Redniss to modify §6-6 to add redevelopment standards for Split Zoned Properties; modify §24-2.2, to add motels, hotels, motor inns, and tourist courts to list of Special Permit uses in the GBD; to add a hotel parking standard to §34-5. A copy of the proposed text 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.
- 2. 1595 Post Road East:** Special Permit/Site Plan Appl. #PZ-22-00325 submitted by Rick Redniss, for property owned by WI Associates to redevelop the 117-room Westport Inn Hotel into approx. 85 Hotel Rooms with an onsite restaurant, bar area, event/meeting space, fitness center, pool, and site improvements, at property located in the General Business District/Residence A Zone, PID#H09120000.
- 3. 25 Kings Highway South:** Special Permit/Site Plan Appl. #PZ-22-00373 submitted by Andy Soumelidis, LANDTECH, for property owned by The Birchwood Country Club Inc. To construct 4 pickle ball courts on site, for property located in the Residence AA/A District, PID#B07044000.
- 4. 1 Berkeley Hill:** Special Permit/Site Plan Appl. #PZ-22-00193 submitted by Brian Carey, LANDTECH, for property owned by Paul & Maria Tortorella, for excavation and fill activities to regrade yard, for property located in the Residence AAA District, PID#E16017000.

Dated at Westport, Connecticut on the 1<sup>th</sup> day of July and the 8<sup>th</sup> day of July 2022, Danielle Dobin, Chairman, P&Z Commission.

Submitted: 5/10/22

Received: 5/16/22

Public Hearing (*Scheduled for*): 7/11/22

Revised 6/23/22

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

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

***Proposed Text Amendment #818***

*Submitted by Redniss and Mead*

**To modify §6-6.1 (Non-Conforming Buildings), 24-2.2 (General Business District), and §34-5 (Parking requirements Table)**

**Note:** Proposed new language is shown **highlighted and underlined**. Proposed deletions are shown [~~bracketed and struck through~~].

**6-6 Redevelopment of Split Zoned Properties**

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**6-6.1 Non-Conforming Buildings:**

Notwithstanding the above; on lots with a minimum of two hundred (200) feet of frontage on the Post Road containing three (3) or more acres zoned both GBD and Residence A at the time of the effective date of this section (Section 6-6) of the zoning regulations, a non-

conforming building(s) and its uses may be allowed full or partial redevelopment, in either or both zones, provided the redevelopment shall result in the reduction, of existing non- conformities of building coverage, total coverage, and floor area, for the entire site treated as a single zoning entity, subject to the following:

**6-6.1.1**

Redevelopment shall be pursuant to Special Permit and Site Plan review, consistent with §34, §35, §43 and §44, unless specifically modified by the Commission, as follows:

- a. The requirement of a Residential District Boundary setback per §24-4 shall not apply along the internal boundary line within the site; and
- b. In the portion of the site zoned Residence A, floor area may be increased, provided:
  - i. The overall non-conforming floor area is reduced;
  - ii. The overall non-conforming building coverage is reduced;
  - iii. The overall non-conforming total coverage is reduced;
  - iv. Non-conforming landscaped buffer strips are made to conform to the requirements of §35-2.4; and
  - v. Existing undeveloped land in the Residence A zone is protected by a permanent conservation easement.

**6-6.1.2**

Where redevelopment is for a motel, hotel, motor inn, or tourist court, the Commission may determine that:

- a. The size, location, and operation of “related eating facilities” and meeting room floor area warrants any additional parking spaces.
- b. “Related eating facilities” may include, but are not ~~[be]~~ limited to:
  - i. Self-service of foods already prepared or prepared and cooked quickly to be consumed on the premises ~~[- but shall not be a fast food restaurant];~~
  - ii. The retail sales of alcohol to be consumed on the premises, as allowed by a Restaurant Permit granted by the Department of Liquor Control and;
  - iii. Seasonal outdoor seating;
  - iv. A patron bar.
- c. Existing non-conforming **parking spaces**, loading spaces and turning radii located under existing buildings may be allowed to remain, **relocated, and/or expanded**.
- d. **No building shall exceed three (3) stories or forty feet (40’) in height. Mechanical equipment is exempt from this limitation, up to ten (10) feet in height provided it is set back at least ten (10) feet from the edge of the building or screened below the peak of the roof or parapet.**
- e. **Notwithstanding required yard setbacks and buffer strips (as described in §35-2.4), patios, sidewalks, and refuse may be located no closer than five (5) feet to a side lot line. A buffer strip shall not be required where the land is placed within a Conservation Easement.**
- f. **One and a quarter (1.25) parking spaces shall be provided for each hotel room where lounge, Restaurants, Bars, dining, and meeting rooms areas do not exceed 10,000 square feet of Floor Area. Once the minimum parking standard is satisfied, managed parking operations may include the use of valet and/or tandem parking.**
- g. **§34-12, Concealed Parking Requirements, shall not apply provided existing concealed parking spaces remain.**
- h. **Only one (1) loading space shall be required. The Planning and Zoning Commission may waive the minimum turning radius requirements of Section 34-10.3.**
- i. **§32-8 of these regulations shall not apply where the PZC, makes a finding that the overall site design is enhanced while not creating any adverse impacts to abutting properties. Such enhancement may include landscaping, buffers, sidewalks, emergency access or other improved design features.**

**Amend §24-2.2 (General Business District) by adding the following Special Permit Use:**

**24-2.2.10**

**Motel, Hotel, Motor Inn, Tourist Court in operation as of June 1, 2022, as a Special Permit use per Section 6-6.1.2.**

**Amend §34-5 (Parking Requirements Table) by adding the following:**

**Hotel – 1.25 spaces per Hotel Room per Section 6-6.1.2.**