



**Town of Westport  
Planning and Zoning Commission  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
Tel: 203-341-1030 Fax: 203-454-6145**

**Planning and Zoning Department Request for Comments**

Date: June 22, 2022

From: Mary Young, Planning and Zoning Director

Re: **Map Amendment #820/#PZ-22-00391, Rezoning from GBD to GBD/SM, 2, 16, 36, 40 Railroad Place, 601, 606, 609, 611 Riverside Avenue, 91, 96, Franklin Street and 21 Charles Street**

Architectural Review Board - Attn: Donna Douglass [ddouglass@westportct.gov](mailto:ddouglass@westportct.gov)

**Project Description:**

Please find the attached application materials for proposed Text Amendment #820, by Eric Bernheim, FLB Law, to rezone from General Business District to General Business District/Saugatuck Marina, the properties at 2, 16, 36, 40 Railroad Place, 601, 606, 609, 611 Riverside Avenue, 91, 96, Franklin Street, and 21 Charles Street which together equal 4.9 acres. A Text Amendment Application (#819) was also submitted and proposes adding a new Section 24C, General Business District – Saugatuck Marina.

Attached herein for your review is:

- Existing Conditions Survey, prepared by LANDTECH, dated 5/31/22
- Existing Zoning Map, , prepared by LANDTECH, dated 5/31/22
- Proposed Zoning Map, prepared by LANDTECH, dated 5/31/22
- Explanatory Statement
- Master Plan Renderings, prepared by Bensley, dated 5/31/22

This referral is being sent for Context only to ARB's review of Text Amendment #819.

**Thank you!**



GENERAL NOTES

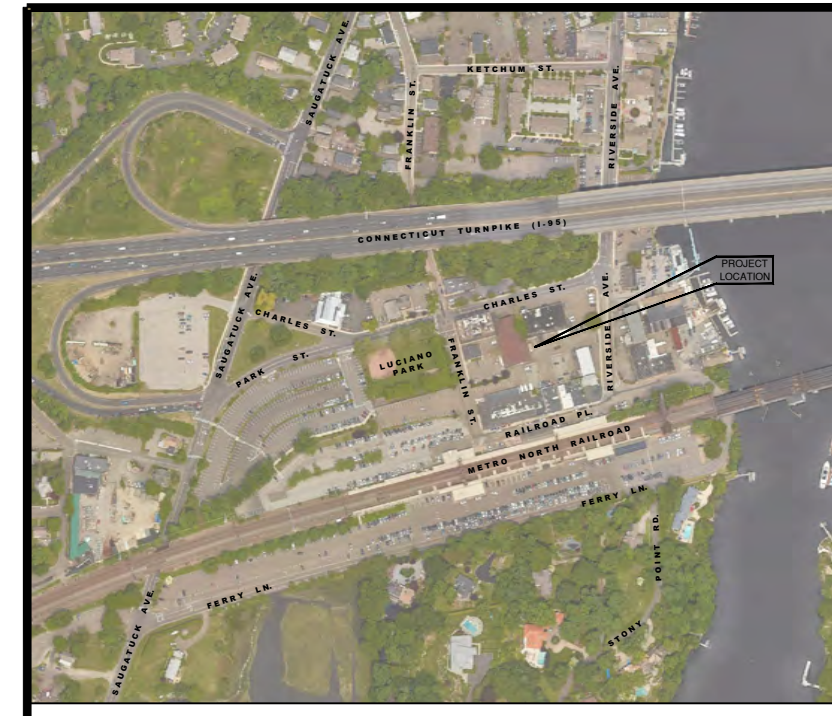
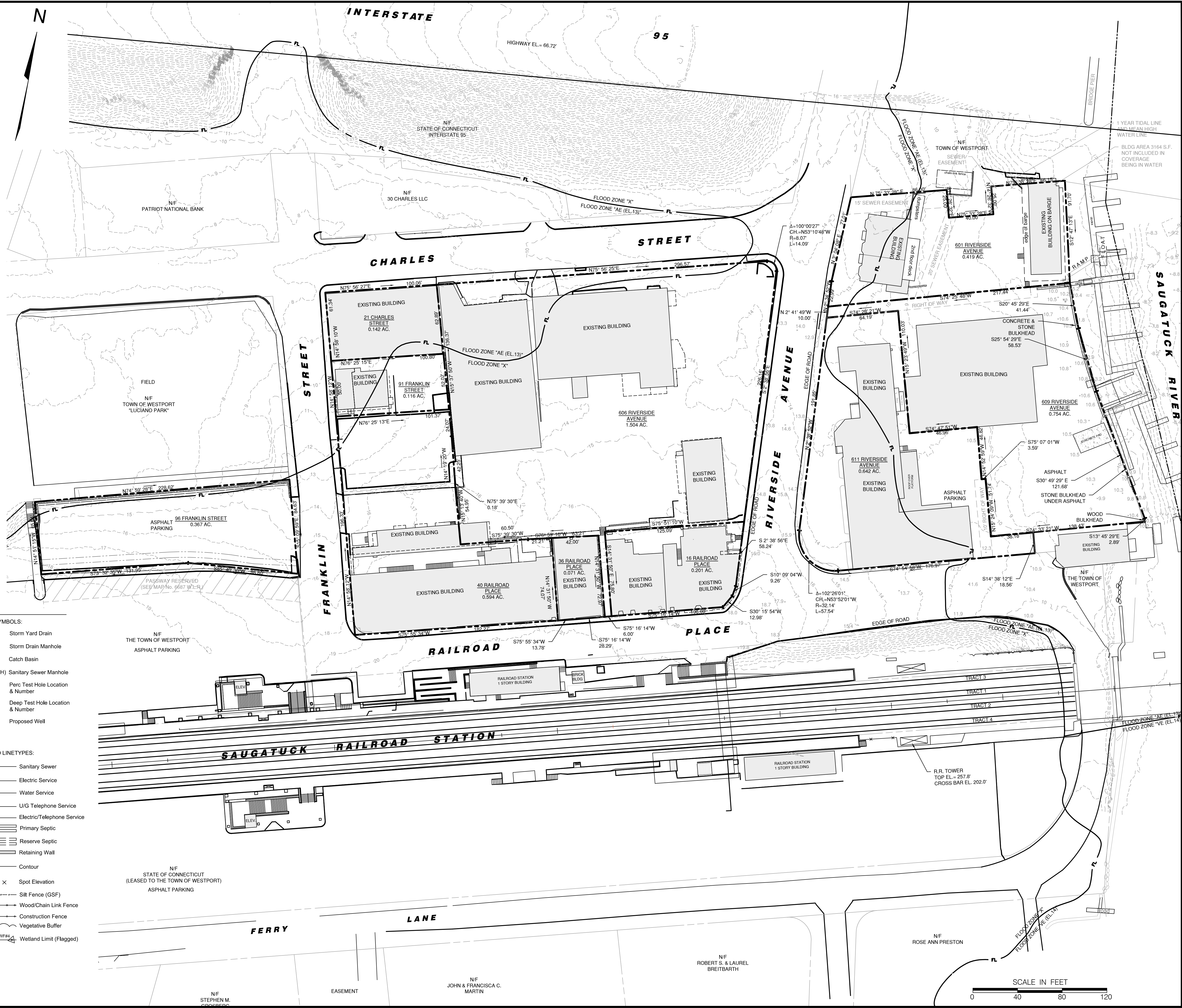
- 1. THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES...
2. THIS SURVEY AND MAP IS A COMPILED PLAN CONFIRMING TO HORIZONTAL ACCURACY CLASS 'D' AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS...
3. PROPERTIES ARE LOCATED IN FEMA FLOOD ZONE 'X' & AE (EL.13) AND AS SHOWN ON FEMA F.I.R.M. PANEL 09001C 0551G, MAP REVISED JULY 8, 2013.
4. CONTOURS DERIVED FROM STATE LIDAR CT ECO PANEL No. 025595-SW.
5. DATUM: NAVD 88

MAP REFERENCES:

- 1. MAP ENTITLED "SURVEY PREPARED FOR HANES REALTY CORPORATION - 40 RAILROAD PLACE - WESTPORT CONNECTICUT - SCALE 1" = 20' DATE: OCTOBER 5, 2014 BY LEONARD SURVEYORS LLC CERTIFIED SUBSTANTIALLY CORRECT BY CHARLES L. LEONARD, IV, L.S. #20866
2. MAP ENTITLED "SURVEY PREPARED FOR HANES REALTY CORPORATION AT ALS - 16 RAILROAD PLACE - WESTPORT CONNECTICUT - SCALE 1" = 20' DATE: OCTOBER 7, 2014 BY LEONARD SURVEYORS LLC CERTIFIED SUBSTANTIALLY CORRECT BY CHARLES L. LEONARD, IV, L.S. #20866
3. MAP ENTITLED "SURVEY PREPARED FOR HANES REALTY CORPORATION AND S AND H REALTY - 91 FRANKLIN STREET - WESTPORT CONNECTICUT - SCALE 1" = 10' DATE: OCTOBER 8, 2014 BY LEONARD SURVEYORS LLC CERTIFIED SUBSTANTIALLY CORRECT BY CHARLES L. LEONARD, IV, L.S. #20866
4. MAP ENTITLED "SURVEY PREPARED FOR HANES REALTY CORPORATION - 606 RIVERSIDE AVENUE - WESTPORT CONNECTICUT - SCALE 1" = 20' DATE: OCTOBER 3, 2014 BY LEONARD SURVEYORS LLC CERTIFIED SUBSTANTIALLY CORRECT BY CHARLES L. LEONARD, IV, L.S. #20866
5. MAP ENTITLED "PROPOSED PARKING LAYOUT FOR RESTAURANTS, OFFICES AND RETAIL FOOD ESTABLISHMENTS FOR ROBERT SLADY - 599 RIVERSIDE AVENUE - WESTPORT CT - SCALE 1" = 20' DATE: DECEMBER 7, 2017 - PREPARED BY LAND TECH CONSULTANTS
6. MAP ENTITLED "EXISTING CONDITIONS SITE PLAN PREPARED FOR HANES REALTY CORPORATION - 96 FRANKLIN STREET - WESTPORT CONNECTICUT - SCALE 1" = 10' DATE: SEPTEMBER 25, 2014 BY LEONARD SURVEYORS LLC CERTIFIED SUBSTANTIALLY CORRECT BY CHARLES L. LEONARD, IV, L.S. #20866
7. MAP ENTITLED "EXISTING CONDITIONS SITE PLAN PREPARED FOR INHALE DEVELOPMENT GROUP - 611 RIVERSIDE AVENUE - WESTPORT CONNECTICUT - SCALE 1" = 20' DATE: FEBRUARY 3, 2022 - PREPARED BY LAND TECH CONSULTANTS
8. MAP ENTITLED "EXISTING CONDITIONS MAP 609 RIVERSIDE AVENUE PREPARED FOR ALL SEASONS MARINE WORKS, WESTPORT, CONNECTICUT, SCALE 1" = 20' FT. DATE: NOVEMBER 16, 2020 PREPARED BY WILLIAM SEYMOUR & ASSOCIATES, P.C.
9. MAP ENTITLED "STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION - WESTPORT RAILROAD STATION - IN THE TOWN OF WESTPORT - PROJECT NO. 309-148 PLANIMETRIC MAP SCALE: 1" = 40' SURVEYED BY CT DOT DISTRICT 3 SURVEY, AUGUST-SEPTEMBER 1996.

LEGEND

Table with columns for EXISTING SYMBOLS, PROPOSED SYMBOLS, EXISTING LINETYPES, and PROPOSED LINETYPES. Includes symbols for Iron Pin, Monument, Manhole, Catch Basin, Sanitary Sewer Manhole, Perc Test Hole, Deep Test Hole, Proposed Well, Property Line, Sanitary Sewer, Electric Service, Water Service, U/G Telephone Service, U/G Telephone Line, U/G Electric/Telephone Line, Retaining Wall, Contour, Wetland Limit, Spot Elevation, Watercourse Limit, Drainage Line, Town/City Line, 25 Year Flood Line, 100 Year Flood Line, FEMA Flood Zone Line, Floodway Boundary, MHW, MLW, Coastal Jurisdiction Line, and various utility symbols.



LOCATION MAP (NTS)

SITE/CIVIL ENGINEER: LANDTECH

ARCHITECT: CREATIVELY CURIOUS

REVISION DATE: ISSUE: THE HAMLET at saugatuck

Table with columns for REVISION DATE and ISSUE, containing multiple empty rows for tracking changes.

THE HAMLET at saugatuck

ROAN VENTURES

PROJECT LOCATION: IN THE VICINITY OF: RIVERSIDE AVENUE, CHARLES STREET RAILROAD PLACE, & FRANKLIN STREET

PROJECT TITLE: ZONING MAP AMENDMENT

DRAWING TITLE: EXISTING CONDITIONS

PROJECT No. 21203-01

SCALE 1" = 40' DATE 5/31/2022

DRAWN BY: SM CHECKED BY: AS

EX-1











## Applicant's Explanatory Statement

Roan Development Ventures LLC ("Roan") is proposing a Text Amendment and Map Amendment to promote development in the Saugatuck Marina District. Specifically, Roan is proposing to include a new section, Section 24C General Business District / Saugatuck Marina (GBD/SM) to the Westport Zoning Regulations (hereinafter the "Regulations"). The purpose of the GBD/SM Zone would be to encourage a mix of residential development including affordable housing, commercial, office, hotel and retail in close proximity to the train station resulting in sites developed to enhance and conserve the area's aesthetic appeal and historic scale, massing and character, pedestrian access, and recreational water-related uses and views; all of which are consistent with the Town of Westport's 2017 Plan of Conservation and Development (hereinafter "POCD").

Roan seeks to create a welcoming, lively, sustainable, and vibrant place along the Saugatuck Marina where people want to live, work, visit, and explore. Currently, Roan has under contract to purchase the following properties:

- 609 Riverside Avenue;
- 601 Riverside Avenue;
- 606 Riverside Avenue;
- 96 Franklin Street;
- 21 Charles Street; and
- 16 Railroad Place.

Upon approval of this proposed new zone, Roan will initiate plans sufficient to apply for a special permit consistent with the renderings that are being submitted herewith as a conceptual example of what this new zone and the proposed regulation will permit.

Roan is also requesting that the Planning and Zoning Commission also include the following properties that are not currently under contract in the proposed zone:

- 40 Railroad Place;
- 2 Railroad Place;
- 36 Railroad Place;
- 611 Riverside Avenue; and
- 91 Franklin Street.

As part of this project, the two applications before the Planning and Zoning Commission include the following:

1. A Text Amendment proposing a new GBD/SM Zone; and
2. A Rezoning or Map Amendment to change the Official Building Zone Map to reflect the proposed GBD/SM Zone which includes all of the above referenced properties.

### **I. Text Amendment & Map Amendment:**

Submitted simultaneously herewith is a proposed text amendment to add Section 24C General Business District / Saugatuck Marina (GBD/SM) to the Regulations. The GBD/SM Zone would include properties currently zoned as General Business District under the existing Section 24. The proposed



zone and regulations will allow for the implementation of a development plan that further recognizes the importance of Saugatuck's transportation infrastructure, celebrating and integrating the existing historic resources of Saugatuck, and enhancing its unique character in furtherance of the goals of the POCD. (See POCD pg. 71). Also submitted simultaneously herewith is the proposed map which identifies the boundaries of the proposed GBD/SM Zone.

The proposed regulations use the existing Section 24A General Business District / Saugatuck (GBD/S) as a framework while incorporating some revisions to permit the density and uses necessary to recognize the importance of Saugatuck's infrastructure and character. The proposed GBD/SM Zone incorporates some of the uses currently permitted by Special Permit in the GBD/S Zone and expands upon that list by permitting the following additional uses by way of Special Permit: (j) Hotels, conference and/or seminar facilities and (k) Private clubs. The additional permitted uses promote development and water-related recreational uses in the Saugatuck Marina District. Not all permitted uses in the GBD/S Zone were incorporated into the proposed GBD/SM Zone. Specifically, "(h) Undertaker's establishments and (i) Newspaper and job printing establishments," were eliminated from the proposed GBD/SM Zone as being inconsistent with the intended vibrant development.

In an effort to both promote and create a welcoming, lively, walkable, sustainable, and vibrant place for people to live, work, visit, explore, and enjoy, the proposed GBD/SM Zone is more flexible than the GBD/S Zone set forth under Section 24A. Specifically, the proposed text amendment would permit the following in the GBD/SM Zone:

- i. No minimum lot area requirement (See proposed Section 24C-3);
- ii. The minimum setback requirement for all buildings may be zero (0) to ten (10) feet (See proposed Section 24C-4);
- iii. The maximum building coverage shall not exceed fifty percent (50%) of the area of the lot which lies within the GBD/SM Zone, provided, however, the environmental incentive would permit coverage up to a maximum of sixty (60%) (See proposed Section 24C-6.1 and 24C-19);
- iv. No mandatory building area requirements (See proposed Section 24C-7);
- v. The maximum floor area allowed for one building shall be 60,000 square feet of gross interior floor area, not including any concealed parking (See proposed Section 24C-8.1). Currently the GBD regulations permit floor area of up to 40,000 square feet for a shopping center or group of stores so this proposal is not inconsistent with the existing regulations<sup>1</sup>;
- vi. The maximum allowable density for market rate units shall not exceed 35 bedrooms and 20 total units, per gross acre of the integrated site, provided that an additional maximum density of 6 bedrooms shall be permitted for affordable units (See proposed Section 24C-9.1);
- vii. Floor Area Ratio (FAR) will be limited to 2.0, provided, however, there are environmental and underground parking incentives that if implemented, would permit up to a maximum of 3.0 FAR (See proposed Sections 24C-8.2 and 24C-19); and

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<sup>1</sup> 24-8.1 Maximum

No one building shall exceed 20,000 square feet of gross interior floor area **and no group of stores or shopping center shall exceed 40,000 square feet of gross interior floor area.**



- viii. Height will be limited to three (3) stories and either forty-five (45) feet to the top of a flat roof or fifty (50) feet to the mid-point of a pitched roof, provided, however, there are environmental and parking incentives that if implemented, would permit up to five (5) stories and a height of seventy (70) feet (See proposed Sections 24C-5 and 24C-19.1). The existing building located at 21 Charles Street has seven (7) stories and a height of seventy-six (76) feet.

Due to the GBD/SM Zone's proximity to the railroad, the marina, and existing public and on-street parking, the proposed text amendment proposes the following parking requirements:

- Multi-family dwelling units, studio, efficiency, or 1 bedroom unit:
  - 1 bedroom unit: 1.00 spaces per unit
  - 2+ bedroom unit: 1.25 spaces per unit
- All non-residential uses within the GBD/SM
  - 1 space for 1,300 square feet of gross floor area

The parking requirements proposed will provide sufficient parking for the conceptual development depicted in the renderings submitted simultaneously herewith which would require approximately 200 parking spaces to serve the anticipated mixed-use development that will be forthcoming upon approval of the Text and Map Amendments. See letter from Michael Galante, Director of Traffic, Hardesty & Hanover, LLC dated May 26, 2022.

## **II. The Text and Map Amendments are consistent with the 2017 Plan of Conservation and Development (POCD).**

The proposed Text and Map Amendments further several of the goals set forth in the POCD. While the GBD/S provides a strong regulatory framework for the Saugatuck area, the proposed text amendment provides further and more specific regulatory framework for the implementation of a "development plan that further recognizes the importance of Saugatuck's transportation infrastructure, celebrating and integrating the existing historic resources of Saugatuck, and enhancing the unique character of Saugatuck in furtherance of the Town Plan of Conservation and Development." (See POCD, pg. 71). Specifically, the proposed amendments allow for additional uses subject to special permit approval that are consistent with the desired vibrancy of the area, while leveraging the new zone's proximity to existing infrastructure such as Interstate 95, the Westport train station, and public parking.

Connecticut General Statutes Section 8-23 requires that the POCD incorporate statewide growth management principles, which include: "(i) Redevelopment and revitalization of commercial centers and areas of mixed land uses with existing or planned physical infrastructure; ...; (iii) concentration of development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse; ...." Consistent with Principle (i), the proposed text and map amendment will invite redevelopment that will revitalize and expand Saugatuck Centers, promote areas of mixed-land uses in a neighborhood with existing physical infrastructure. The POCD recommends enhancing Saugatuck Center as an area of mixed-land uses with existing physical infrastructure and approval of this text and map amendment will further that objective. The proposed text and map amendment will certainly enhance Saugatuck Center and invite smart development into the community to enhance one of the most strategic underdeveloped sites in the state that abuts a



thriving rail station while potentially avoiding unfavorable development if the properties were to remain in the current zone and regulatory structure.

Zoning regulations are a municipality's most fundamental tool to invite smart economic development into their community. This zone will invite development along major transportation corridors to support the viability of transportation options and land reuse consistent with Principle (iii). The POCD recommends enhancing and strengthening Saugatuck Center along the transportation corridor with the intention to support the viability of transportation options while maintaining character. The proposed text and map amendments further this goal by providing mixed-use spaces for commuters and residents to enjoy while visiting Saugatuck Center. It will also serve to welcome out of town visitors to enjoy the area by utilizing mass transportation and providing them the opportunity to stay in a boutique hotel, all while maintaining the character and sense of place called for in the POCD.

"The overall goal of the POCD is to maintain and enhance the 'sense of place' and economic strength of Downtown Westport and Saugatuck Center." (See POCD, Pg. 59). As you can see from the conceptual renderings submitted along with this application, this new zone will certainly invite developers to create a sense of place within Saugatuck Center and drive economic development to the town which will grow the grand list. No new development of this scale will be successful unless it is attractive, creates appropriate public realm, and is pedestrian friendly. The renderings show that the intention of the GBD/SM is to invite visitors to enjoy the amenities that will allow Westport's businesses to thrive, while maintaining its small-town character. The proposed text will "guide business and economic development in Westport so that it is appropriate for the community, enhances community character, minimizes any potential negative impacts while striving to increase the grand list." (See POCD, p. 73).

One key aspect to the proposed GBD/SM Zone are the incentives allowing additional density, stories, and height for environmental remediation. These incentives are essential to the success of the new zone. It is no secret that many of the subject properties are contaminated. These properties are located in close proximity to one of Westport's most essential natural resources, the Saugatuck River. By providing the additional density, height, coverage, and story incentives, developers will be more willing to invest the significant money necessary to clean up the contaminated properties, because the additional density, height, coverage, and stories will allow them to recoup that investment while creating a new village that will thrive for years to come benefiting the Town of Westport, all of the new businesses such a development will welcome to Town, and the property owner.

The POCD also recommends the reduction of "parking as the primary land use in Saugatuck." (See POCD, pg. 71). While the public parking lots cannot be altered without a public/private partnership between the Town and a developer, the proposed underground parking incentive again entices the property owners to invest the additional money necessary to conceal the parking required while allowing them additional density to again recoup their investments in a more reasonable time frame. The underground parking incentive will also make it more viable to create vibrant public realm spaces that the community can visit and enjoy because that lot area will not be at grade parking.

While concealed parking is essential to the appearance of Saugatuck, so is the ability to share the existing public parking to reduce the number of spaces required by the Regulations. Submitted herewith is the opinion of Michael Galante of Hardesty & Hanover that the conceptual development



depicted in the renderings submitted will require 200 parking spaces when taking credits for joint parking, public parking, and implementation of a parking management plan.

The POCD also seeks to not only enhance the pedestrian experience in Saugatuck, but also to utilize Saugatuck as a gateway into the Town of Westport by promoting a mix of uses that protect the resiliency, vibrancy and character of Saugatuck. The Text and Map Amendments further these demonstrated goals with a proposed development consisting of commercial and residential spaces while protecting the historical character of Saugatuck, requiring architecture that will fit in with the surrounding properties and buildings. By acting favorably on the proposed Map and Text Amendment, the Planning & Zoning Commission will “attract appropriate business and economic development that enhances the overall character of the community.” (See POCD, Pg. 74). As currently situated, the existing zoning of these properties could potentially invite development to the neighborhood that is inappropriate for the area. We believe that the proposed text will mitigate that potential and will reduce the likelihood that the properties proposed to be located in this zone will be subject to an 8-30g application in the future, which would remove much of the Planning & Zoning Commission’s control over what will be developed.

The POCD on p. 51 also seeks to improve physical access to the Saugatuck River and seeks to improve water access and associated facilities for recreational boating. The proposed text and map amendment will further these goals by providing enhanced coastal access and will invite residents, visitors, and businesses alike to enjoy and utilize improved access to this wonderful natural resource.

Based on the above, the proposed Text and Map Amendments further several of the goals set forth in the POCD and will go a long way in creating a welcoming, lively, sustainable, and vibrant place along the Saugatuck Marina where people want to live, work, visit, and explore. In addition, the proposed GBD/SM Zone is consistent with the Design Principles that were acknowledged and endorsed by the Saugatuck Transit Oriented District Master Plan Report prepared in March 2018. This is evident in the Letter from the Committee Co-Chairs in the following ways:

- The proposed zone and regulations will enhance the pedestrian experience in Saugatuck by providing waterfront access, additional civic and park space, drastic improvements to the sidewalk, streetscape, landscape, and lighting.
- The proposed regulations reduce the required parking based on the proximity to mass transportation, existing public lots, and provide incentives for providing onsite underground parking, while also allowing for multiple joint parking and parking management plan options to reduce the required visible parking on site.
- This zone will be the most visible area to the gateways to Saugatuck when arriving by I-95 or the train. The offerings available if this regulation is adopted will certainly welcome visitors and enhance the experience as you approach these gateways
- Parking management plans are encouraged in the regulation to account for the necessary parking required by the zone.

Submitted simultaneously herewith are current renderings which provide some visuals as to what the new GBD/SM Zone would permit and is anticipated to be submitted by the Applicant after the new zone and regulation is adopted.



Members of the public may find additional details of the project to be proposed by Roan on the following website: <https://www.thehamletatsaugatuck.com/>



























July 15, 2022

Mr. Ward French, Chairman  
Architectural Review Board  
110 Myrtle Avenue; Town Hall  
Westport, CT 06880

**Subject: Text Amendment for the Hamlet at Saugatuck in the vicinity of the Riverside Avenue, Charles Street, Franklin Street and Railroad Place, Westport, CT**

Dear Mr. French:

As you may be aware our clients ROAN Ventures are proposing a text amendment and map change for properties in the vicinity of Riverside Avenue, Charles Street, Franklin Street and Railroad Place, I have included a map of the properties within the proposed new zone General Business District/Saugatuck Marina BGBD/SM. We have filed an application with the Planning & Zoning (P&Z) Commission for a text amendment and zone change for the properties. In a conversation with Mary Young, she suggested we submit plans and a narrative to your Board and have a preliminary conversation about the project. If we are successful at P&Z, we would be back in front of your Board with the information typically required for a full Architectural Board review as part of our Special Permit Application before the P&Z.

Donna has placed us on the July 27<sup>th</sup> ARB hearing. I have included the following information for your review:

1. The narrative for the Hamlet at Saugatuck project
2. The Existing Condition Survey; prepared by LandTech , dated 5.31.22
3. The Proposed Zoning Map, prepared by LandTech, dated 5.31.22
4. The Architectural Plans, prepared by Bensley Architecture, dated 5.31.22

Please contact me with questions or requests for additional information on 203-454-2110, ext. 150 or at [promano@landtechconsult.com](mailto:promano@landtechconsult.com).

Very truly yours  
LANDTECH



Pete Romano, Principal

Enclosures

C: D. Douglas  
M. Young  
E. Bernheim  
M. Purcell  
R. Real



# PROJECT NARRATIVE

**PROJECT:** The Hamlet at Saugatuck

**OWNER:** Roan Ventures; 609 Riverside Avenue

**SITE:** Properties in the vicinity of Riverside Avenue, Charles Street, Franklin Street and Railroad Place

**Proposal:** Roan Development Ventures LLC (“Roan”) is proposing a Text Amendment and Map Amendment to promote development in the Saugatuck Marina District. Specifically, Roan is proposing to include a new section, Section 24C General Business District / Saugatuck Marina (GBD/SM) to the Westport Zoning Regulations (hereinafter the “Regulations”). The purpose of the GBD/SM Zone would be to encourage a mix of residential development including affordable housing, commercial, office, hotel and retail in close proximity to the train station resulting in sites developed to enhance and conserve the area’s aesthetic appeal and historic scale, massing and character, pedestrian access, and recreational water-related uses and views; all of which are consistent with the Town of Westport’s 2017 Plan of Conservation and Development (hereinafter “POCD”).

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As part of this project, the two applications before the Planning and Zoning Commission include the following:

1. A Text Amendment proposing a new GBD/SM Zone; and
2. A Rezoning or Map Amendment to change the Official Building Zone Map to reflect the proposed GBD/SM Zone which includes all of the above referenced properties.































