



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

July 19, 2022

SPECIAL NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING:

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. 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: 868 6857 7997

Passcode: 861288

ZOOM Link:<https://us02web.zoom.us/j/86868577997?pwd=TUZjSEJrVXUwUmF2UVRGWfJhT3RCUT09>

AGENDA

PLANNING & ZONING COMMISSION

MONDAY, July 25, 2022

START TIME: 7:00 PM

I WORK SESSION

(The following items will be discussed and voted on as time permits. The public may observe the work session, but not participate)

- **Old Business**

Request for Interpretation from Westport Resident (Continued from 7/11/22 work session): How to Measure Building Height for an Accessory Dwelling Unit (ADU) (No action deadline)

II PUBLIC HEARING

1. **25 Kings Highway South (Continued from 7/11/22 hearing and to be further continued to 9/12/22 with no testimony received on 7/25/22):** Special Permit/Site Plan Appl. #PZ-22-00373 submitted by Andy Soumelidis, LANDTECH, for property owned by The Birchwood Country Club Inc. for excavation and fill activities associated with constructing four pickle ball courts new drainage and new landscaping, for property located in the Residence AAA District, PID#B07044000. (Must close by 10/22/22 with 65-day extension)
Sitting on 7/11/22: D. Dobin, P. Lebowitz, M. Cammeyer, N. Cohn, J. Olefson, A. Tesler, P. Zucaro

2. **5 Minute Man Hill:** *(This application will be opened with no testimony to be received and continued to 9/12/22)* Special Permit/Site Plan Appl. #PZ-22-00328 submitted by Brian Nesteriak, B&B Engineering, for property owned by Peter Baiocco for excavation and fill activities associated with new house construction, for property located in the Residence AA District, PID#D04021000. *(Must open by 9/23/22 w/65 day extension)* **Applicant Presentation Time: 10 minutes**

3. **2 Rodgers Way:** Special Permit/Site Plan Appl. #PZ-22-00384 submitted by Bryan Nesteriak, for property owned by Rostislav & Amy Leykind, for excavation and fill activities associated with regrading around an Accessory Dwelling Unit (ADU) for property located in the Residence AAA District, PID#F14088000. *(Must open by 8/17/22)* **Applicant Presentation Time: 10 minutes**

4. **15 Wakeman Place:** Special Permit/Site Plan Appl. #PZ-22-00455 submitted by McChord Engineering Associates Inc., for property owned by Jonathan and Margot Simmons, for excavation and fill activities associated with new residential additions, driveway, pool, and drainage system, for property located in the Residence A District, PID#C06074000. *(Must open by 9/14/22)* **Applicant Presentation Time: 10 minutes**

5. **191 Post Road West:** Special Permit/Site Plan Appl. #PZ-22-00184 submitted by Rick Redniss, for property owned by 191 POST PROPERTY OWNER LLC for approval of a Parking Management Plan to support a Change of Use to medical office and for site improvements including a new entrance canopy, building façade modifications, and parking lot modifications, for property located in the General Business District, PID#C08041000. *(Must open by 7/29/22 w/65 day extension)* **Applicant Presentation Time: 20 minutes**

III 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**