



Town of Westport
Planning and Zoning Commission
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To be inserted in The Westport News
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LEGAL NOTICE OF DECISION

Notice is hereby given that at a meeting held on **October 3, 2022**, the Westport Planning and Zoning Commission took the following action:

- 1. ADOPTED AS MODIFIED: Text Amendment #822:** Appl. #PZ-22-00603 submitted by Homes With Hope, Inc., to modify §5-2 of the Zoning Regulations, to expand the definition of Special Needs Individuals to include the homeless or at risk for being homeless, so Special Needs Individuals may qualify for Special Needs Housing as described in §32-27 of the Zoning Regulations. 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.
Effective date: 10/20/2022.
- 2. GRANTED: 124 Compo Road North:** Special Permit/Site Plan Appl. #PZ-22-00604 submitted by Helen McAlinden, CEO and President of Homes with Hope Inc. for a change of use from Group Home for Youth to Special Needs Housing and renovations to the existing building located on Town-owned property in the Residence A district, PID #D12172000.
- 3. ADOPTED: Text Amendment #817:** #PZ-22-00303 Submitted by Rick Redniss to add to the Zoning Regulations new §6-7, Renovation of Existing Nursing Home or Skilled Nursing Facility, to create standards for expansion and redevelopment of existing nursing homes and skilled nursing facilities into a medical facility specializing in the care of Alzheimer's, Dementia, and/or other memory impairments. 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.
Effective date: 10/20/2022.
- 4. GRANTED: 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 three pickleball courts on site, on property located in the Residence AA/A District, PID#B07044000.

Text Amendment #822 to Add Homeless or At-Risk of being Homeless to Special Needs Individuals is Adopted as Modified by incorporate “(i)” in the first line after “Persons” and before “that are blind”.

Submitted: 9/7/22

Received: 9/12/22

Public Hearing: 10/3/22

Adopted: 10/3/22

Effective date: 10/20/22

New language is underlined, See §5-2, below

5-2 Specific Terms

Except as otherwise stated, or as the context may otherwise require, the following words, for the purpose of these regulations, shall be defined as follows:

Special Needs Individuals:

Persons (i) that are blind, physically disabled, and/or have intellectual disabilities pursuant to Sections 1-1f and/or 1-1g of the Connecticut General Statutes, or (ii) that have been homeless or at-risk of being homeless, and while residing in Special Needs Housing under Zoning Regulation §32-27 will be provided with supportive services by the Westport Housing Authority, the Town of Westport, or a qualified 501©3 non-profit organization specializing in providing supportive services in residential settings. These services include individualized health and employment case management and other services such as accessible mental health, substance addition, or employment.

Text Amend. #817 to Add §6-7, Redevelopment of Existing Nursing Home, or Skilled Nursing Facility

Submitted: 5/2/22

Received: 5/9/22

Revised: 6/1/22 & 6/9/22 & 6/24/22, 7/8/22, and 9/28/22

Public Hearing: 9/19/22 and 10/3/22

Adopted: 10/3/22

Effective date: 10/20/22

Proposed language by the applicant is underlined and highlighted yellow.

Proposed language revised by the applicant on 7/8/22 is underlined and highlighted green

Proposed language revised by the applicant on 9/28/22 is underlined and highlighted blue

To amend §6 (Non-Conforming Uses, Buildings & Lots) by adding new §6-7, as follows:

6-7 Renovation of Existing Nursing Home or Skilled Nursing Facility)

Notwithstanding any provision set forth in the Westport Zoning Regulations, a nursing home or skilled nursing facility in existence prior to June 1, 2022, may be modified and expanded as a medical institution and/or facility specializing in the care of residents living with Alzheimer's, Dementia and/or memory impairment, provided the requirements set forth in §6-7.1-6.7.4 below are met. In the event of any conflict between any of the provisions of this Section 6-7 and any other provision of the Westport Zoning Regulations, the provisions of this Section shall control. Renovation is subject to a Special Permit and Site Plan approval in accordance with §43 and §44 herein, except as modified below:

6-7.1 Setbacks

All additions to existing nonconforming principal buildings shall conform to the setbacks of the underlying zone. Architectural features may be added vertically provided there is no increase in Floor Area or Building Coverage. Accessory structures, including but not limited to, mechanical equipment, and trash enclosures, shall be set back at least 30 feet from Public Streets, at least 50 feet from residential zones, at least 5 feet from private rights of way, and at least 25 feet to all other lot lines.

6-7.2 Height

Expansions to the principal building shall be allowed up to the same height and number of stories as the existing building.

Five (5) feet of additional height over existing conditions shall be allowed for added architectural features, including but not limited to, pitched roofs and mechanical screening. Mechanical equipment up to ten (10) feet in height shall be exempt from height limitations provided such mechanical equipment is fully screened from neighbors.

6-7.3 Coverage

Building coverage may be increased by up to five percent (5%) over existing conditions provided Total Coverage is reduced by at least four (4) times the increase in Building Coverage.

6-7.4 Floor Area

Total Floor Area may be increased by up to ten percent (10%) over existing conditions and no individual floor area limitation shall apply.

6-7.5 Design and Access to Dumpster Areas

Dumpster areas including trash, shall be enclosed on all sides, and pick-up shall be limited to the hours of 7:00am to 6:00pm.