



Town of Westport
Planning and Zoning Commission
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To be published in the Westport News on Friday, October 14, 2022, and Friday, October 21, 2022

LEGAL NOTICE OF HEARING

Notice is hereby given that the Westport Planning and Zoning Commission will hold a Remote Public Hearing on **Monday, October 24, 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. This meeting will also be shown on Optimum Government Access Channel 79 and Frontier Channel 6020. The public may attend using the link to be published on the agenda prior to the meeting. The meeting agenda is available at www.westportct.gov on the "Meeting List and Calendar" web page. Public testimony may be offered during a Public Hearing by joining the meeting. Written comments may also be received prior to any Public Hearing and should be sent to PandZ@westportct.gov by 12:00pm on the day of the meeting if intended to be distributed for consideration by members of the Planning and Zoning Commission. Written comments received after 12:00pm on the day of the meeting will be entered into the record but will not be distributed until the next business day. Meeting materials submitted are available at www.westportct.gov, on the Planning and Zoning Department web page under "[P&Z Pending Applications & Recent Approvals](#)".

- 1. 32 Reichert Circle:** Special Permit/Site Plan Appl. #PZ-22-00438 submitted by Andy Soumelidis, LANDTECH, for property owned by Katherine Arango and Arkadiusz Adamczyk, to authorize non-exempt excavation and fill activities for the construction of a new single-family dwelling with a pool, patio, and septic system, for property located in the Residence A District, PID#D12110000. *(Must open by 11/4/22 w/65-day extension.)* **Application Presentation Time: 15 Minutes**
- 2. 4 Coach Lane:** Special Permit/Site Plan Appl. #PZ-22-00476 submitted by CCO Habitats, LLC, for property owned by 4 Coach Lane, LLC, to authorize non-exempt excavation and fill activities for the construction of a 3.5 foot retaining wall to create a greater flat yard area, for property located in the Residence AA District, PID#D13127000. *(Must open by 11/18/22 w/65-day extension.)* **Application Presentation Time: 5 Minutes**
- 3. 7 Plumtree Lane:** Special Permit/Site Plan Appl. #PZ-22-00549 submitted by Trudell Homes, LLC, for property owned by Brianna and James Dangelo, to authorize non-exempt excavation and fill activities for the construction of a new single-family dwelling with new septic and drainage systems, for property located in the Residence AA District, PID#E11011000. *(Must open by 11/16/22)* **Application Presentation Time: 15 Minutes**

4. **Text Amendment #823:** Appl. #PZ-22-00668 submitted by Rick Redniss, to modify §6-6, Redevelopment of Split Zoned Properties, §6-6.1, Non-conforming Buildings, to add to the list of unique zoning standards including proposed Height, drive aisle widths, and excavation and fill requirements on eligible lots that contain a non-conforming building, have a minimum of two hundred (200) feet of frontage on the Post Road, consist of three (3) or more acres zoned both General Business District (GBD) and Residence A at the time of the effective date of §6-6. The amendment is intended to facilitate renovations to the Westport Inn, 1595 Post Road East. A copy of the proposed text amendment is on file in the Town Clerk's Office and in the Planning and Zoning Office at Town Hall, 110 Myrtle Ave. Westport, CT. *(Must open by 12/7/22)* **Application Presentation Time: 20 Minutes**

5. **1595 Post Road East:** Special Permit/Site Plan Appl. #PZ-22-00667 submitted by W.I. Associates, for property owned by W.I. Associates. To redevelop the 116-room Westport Inn Hotel into 75 Hotel Rooms, contingent upon approval of Text Amendment #823, for property located in both the General Business District (GBD) and Residence A District, PID#H09120000. *(Must open by 12/7/22)* **Application Presentation Time: 15 Minutes**

Revised September 30, 2022 (Full Context)
September 28, 2022

Proposed Text Amendment #823
Submitted by Redniss and Mead
§6-6.1 (Non-Conforming Buildings)

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

6-6 Redevelopment of Split Zoned Properties

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:
 - . The overall non-conforming floor area is reduced;
 - i. The overall non-conforming building coverage is reduced;
 - ii. The overall non-conforming total coverage is reduced;
 - iii. Non-conforming landscaped buffer strips are made to conform to the requirements of §35-2.4; and
 - iv. 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:
 - . 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;
 - i. 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;
 - ii. Seasonal outdoor seating;
 - iii. A patron bar.

- c. Existing non-conforming loading spaces and turning radii ~~located under existing buildings~~ may be allowed to remain.
- 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. Drive aisle widths may be reduced to a minimum of twenty-two (22) feet.
- f. §32-8 of these regulations shall not apply to the establishment of public sidewalks.