



**Town of Westport**  
Planning and Zoning Commission  
Town Hall, 110 Myrtle Avenue  
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[www.westportct.gov](http://www.westportct.gov)

January 3, 2023

**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](http://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](http://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](mailto: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](http://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: 811 7667 2903

Passcode: 576570

ZOOM Link: <https://us02web.zoom.us/j/81176672903?pwd=dE5aTzhORnZFUjVocHYwZVVzMFpRdz09>

**AGENDA**

**PLANNING & ZONING COMMISSION**

**Monday, January 09, 2023, 7:00pm**

**Remote Meeting**

**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.)*

1. **Approval of December 2022 Minutes: 12/5/22 and 12/12/22**

**II PUBLIC MEETING**

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

1. **13 Hyde Lane:** Appl. #PZ-22-00794 CGS Sec. 8-24 Municipal Improvement Request by the Westport Board of Education for a report from the Planning and Zoning Commission on a referral from the First Selectwoman regarding the addition of two modular classrooms with cover walk to the existing building on Town-owned property at Long Lots Elementary School in the Residence AA district, PID#G10058000. *(Must decide by 1/18/23)*  
**Application Presentation Time: 15 Minutes**

### III PUBLIC HEARING

*(The following items will be discussed and voted on as time permits. The public may observe and participate during the public hearing.)*

1. **13 Hyde Lane:** Special Permit/Site Plan Appl. #PZ-22-00778 submitted by the Westport Board of Education, for property owned by Town of Westport, for installation of a two-classroom modular buildings with a covered walk to the existing building at Long Lots Elementary School, for property located in the Residence AA district, PID#G10058000. *(Must open by 2/15/23)*  
**Application Presentation Time: 15 Minutes**
  
2. **11 Webb Road:** Special Permit/Site Plan Appl. PZ-22-00716 submitted by Suede Salha, property owner, for grading and retaining wall adjacent beyond area considered exempt from requiring a special permit, for property located in the Residence A district, PID#E10099000.  
*(Must open by 1/11/23)*  
**Application Presentation Time: 10 Minutes**
  
3. **276 Post Road West:** Special Permit/Site Plan Appl. #PZ-22-00754 submitted by Chris Peters, for property owned by GA Family 276 Westport, LLC, for a Change of Use from office to medical and add parking on site, for property located in the Corporate Park District, PID#B08042000.  
*(Must open by 2/8/23)*  
**Application Presentation Time: 15 Minutes**
  
4. **9 Green Acre Lane:** Special Permit/Site Plan Appl. #PZ-22-00759 submitted by Bryan Nesteriak, for property owned by Jessica and Jonathan Manela, to authorize non-exempt excavation and fill activities for the construction of a retaining wall to create a level side yard, for property located in the Residence AA district, PID#D07059000. *(Must open by 2/8/23)*  
**Application Presentation Time: 5 Minutes**

### II WORK SESSION

#### New Business:

1. **Election of Officers**
  - A. **Chair**
  - B. **Vice-Chair**
  - C. **Secretary**

#### Old Business:

*No old business.*