



**Town of Westport**  
Planning and Zoning Commission  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
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[www.westportct.gov](http://www.westportct.gov)

May 30, 2023

**SPECIAL NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING:**

*Pursuant to State law 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 and offer testimony during the meeting by using the meeting link 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. Written comments may also be received prior to the Public Meeting 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: 838 3324 9566

Passcode: 604505

ZOOM Link: <https://us02web.zoom.us/j/83833249566?pwd=NTdkWDlqSHpJWVVPbXBWRkNST0lwZz09>

**AGENDA**

**PLANNING & ZONING COMMISSION**

**Monday, June 05, 2023, 7:00pm**

**Remote Meeting**

**I PUBLIC MEETING**

1. Commission to potentially vote to go into Executive Session.

**II EXECUTIVE SESSION**

*(The executive session will be held by a separate electronic meeting that will not be open to the public.)*

2. 715 Post Road East: Discussion with the Town Attorney on Docket No. FST-CV-19-6043389 S, William Taylor v. Planning and Zoning Commission of the Town of Westport.

**III PUBLIC HEARING**

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

3. 606 Post Road East: (Continued from 5/22/23 Meeting) Special Permit/Site Plan Appl. #PZ-23-00219 submitted by Frederick W. Hoag Architect, for property owned by Equity One Westport Village Center, LLC, to apply an "Other" parking standard to a mattress store tenant to reduce parking demand to accommodate a new restaurant tenant, for a property located in the General Business District, PID# E09047000.

*(Must close by 6/26/23)*

4. **Text Amendment #826: (Continued from 5/22/23 Meeting)** Appl. PZ-23-00268 submitted by Frederick W. Hoag Architect to add a definition to §5-2 describing tenants within a Unified Shopping Center (USC) that qualify to use the 1:400 SF parking standard in §24-11, Parking and Loading for the General Business District (GBD) and §34-5, Parking Requirements Table; to expand the list of qualifying tenants that may use the 1:400 SF parking standard to include mattress stores; and to modify §24-11 and §34-5 to also allow (USC's) on properties split-zoned GBD and Residence A to use the USC parking standards in §24-11 and §34-5. A copy of the text amendment is available on-line on the Town of Westport's website [www.westportct.gov](http://www.westportct.gov) under P&Z Pending Applications & Recent Approvals and is on file in the Westport Town Clerk's Office and the Westport Planning and Zoning Office at Town Hall, 110 Myrtle Avenue, Westport.  
(Must close by 6/26/23)

5. **23 High Point Road:** Special Permit/Site Plan Appl. #PZ-23-00255 submitted by Curt Lowenstein of LANDTECH, for property owned by 23 High Point Road LLC, to permit additional fill outside of the excavation and fill exemption limit, on property in the Residence AA District, PID #G11062000.  
(Must open by 7/12/23)

**Application Presentation Time: 5 Minutes**

6. **14 Allen Raymond Lane:** Special Permit/Site Plan Appl. #PZ-23-00256 submitted by Attorney John Fallon, for property owned by the Westport Weston Family Y, to modify conditions of Res. #08-057 to increase capacity of Camp Mahackeno, and to modify Res. #18-053A to extend allowable hours of operation for the splash pad, giant slide, outdoor pool, and pool house on property in the Residence AAA District, PID #C13002000.

(Must open by 7/12/23)

**Application Presentation Time: 30 Minutes**

#### IV WORK SESSION

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

##### **New Business:**

- **Approval of May Minutes: 5/22/23**

##### **Old Business:**

*No old business.*

**Text Amendment #826**  
**Submitted by: Frederick William Hoag, Architect**

Submitted: May 8, 2023

Received: May 15, 2023

Revised: May 9, 2023

Public Hearing: May 22, 2023

Public Hearing: June 05, 2023

Adopted: \_\_\_\_\_

Effective date: \_\_\_\_\_

Deleted language is [~~struck out and in brackets~~]; New language is **underlined and highlighted**.

**To Amend §5, Definitions, to include a new definition:**

**§5-2 Specific Terms**

**Rugs/Furniture/Mattress/Fabric Stores:**

**A retail establishment whose primary function is a showroom for the sale, storage, and display of Rugs, Furniture, Mattresses, and/or Fabrics.**

**To Amend §24, General Business District (GBD), as follows:**

**§24-11 Parking and Loading**

Off-street parking and loading shall be provided in accordance with §34 of the Supplementary Regulations.

**24-11 Parking and Loading**

Off-street parking and loading shall be provided in accordance with §34 of the Supplementary Regulations. Pursuant to Special Permit approval, minimum parking requirements may be met using a Parking Management Plan per §34-4.2.

Notwithstanding the above, Unified Shopping Centers entirely in the GBD zone, **or zoned both GBD and Residence A at the time of the effective date of this section (Section 24-11) of the zoning regulations, having** frontage on the Post Road, parking shall be provided subject to the following standards:

- a. First Floor parking, 1 parking space per each 200 square feet of gross floor are
- b. Parking for areas above the First Floor, 1 parking space per each 300 square feet of gross floor area.
- c. Warehouse Storage space above the First Floor, 1 parking space per each 500 square feet of gross floor area.
- d. Basement and/or Cellar space, 1 parking space per each 500 square feet of gross floor

area.

- e. Rugs/Furniture/**Mattress**/Fabric Stores on any floor, 1 parking space per each 400 square feet of gross floor area. (792 05/27/2021; 808, 03/05/2022)

**To Amend §34-5, Parking Requirements Table**

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<p>Unified Shopping Centers in the General Business District, <b>or zoned both GBD and Residence A</b> as described in §24-11:</p>	<ul style="list-style-type: none"> <li>a. First Floor, 1 space per each 200 SF of gross floor area.</li> <li>b. Areas above the First Floor, 1 space per each 300 square feet of gross floor area.</li> <li>c. Warehouse Storage space above the First Floor, 1 space per each 500 square feet of gross floor area.</li> <li>d. Basement and/or Cellar space, 1 space per each 500 square feet of gross floor area.</li> <li>e. Rugs/Furniture/<b>Mattress</b>/Fabric Stores on any floor, 1 space per each 400 square feet of gross floor area.</li> </ul>
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