



**Town of Westport**  
**Planning and Zoning Commission**  
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To be published in the Norwalk Hour on Thursday, October 12, 2023, and Thursday, October 19, 2023

## LEGAL NOTICE OF HEARING

**Notice is hereby given that the Westport Planning and Zoning Commission will hold a Remote Public Hearing on Monday, October 23, 2023, at 7:00 P.M.**

*The public may attend using the link to be published on the agenda prior to the meeting. The meeting agenda will be available at [www.westportct.gov](http://www.westportct.gov) on the "Meeting List and Calendar" web page one week prior to the meeting.*

- 1. Text Amendment #832:** #PZ-23-00452 submitted by Eric D. Bernheim, Esq., to modify §32-12, Inclusionary Two-Family and Multi-Family Dwellings, to modify the affordable housing standards in §32-12.2, to increase number of bedrooms from 20 to 24 bedrooms per gross acre and in §32-12.15 to authorize the Commission to approve off-site affordable housing. A copy of the text amendment is available online at [www.westportct.gov](http://www.westportct.gov) on the Planning & Zoning Office web page under "P&Z Pending Applications & Recent Approvals." A copy may also be viewed at Town Hall, 110 Myrtle Ave., in both the Town Clerk's Office and Planning & Zoning Office and attached herein.
- 2. 259 Riverside Avenue:** Special Permit/Coastal Site Plan Appl. #PZ-23-00451 submitted by Eric D. Bernheim, Esq., for property owned CEG Riverside, LLC, to convert two buildings at 259 Riverside Avenue (aka 251 and 253 Riverside), from Office use to eight Multi-Family Dwelling units in the General Business District, #PID C08056000.

Text Amendment #832

Submitted: 8/9/23

Received: 9/11/23

Public Hearing: 10/23/23

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

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

### 32-12.2.1 Maximum -

The maximum allowable density shall not exceed [24] 20 bedrooms per gross acre. An additional maximum density of 6 bedrooms per gross acre is permitted for affordable units that are exempt from this calculation. The maximum number of units per acre shall not exceed eighteen (18) inclusive of affordable units.

#### 32-12.15 Affordability Requirement and Plan

##### 32-12.15.1

~~In conjunction with residential units proposed as part of this regulation, at least twenty percent (20%) of the floor area of all residential units shall be deed restricted as affordable and at least twenty percent (20%) of all proposed residential units shall be deed restricted as affordable in accordance with CT General Statutes §8-30g. An affordability plan must be submitted at the time of application in accordance with same. Fractional units at 0.5 and above shall be rounded up. In any case at least one (1) unit must be affordable. These units must be affordable to households whose income does not exceed 80% of the state or area median income, whichever is lower. The state and area median income figures are from the United States Census and are periodically updated by the U.S. Department of Housing and Urban Development (HUD).~~

##### 32-12.15.2

~~Affordable housing units cannot be clustered, but shall be reasonably dispersed throughout the development and shall contain, on average, the same number of bedrooms and the same quality of construction as the other units in the development. Amenities for the market rate and below market rate units shall be comparable. No affordable unit shall be smaller than 75% of a market rate unit containing the same number of bedrooms.~~

[Prior to a final Zoning Certificate of Compliance (ZCC) for the development, the equivalent of 20% of the proposed units shall be provided onsite, or at the discretion of the Planning and Zoning Commission, as offsite affordable housing, including an affordability plan to be reviewed and approved by the Commission. Such units shall be affordable to households whose income does not exceed 80% of the State Median Income as provided by CT General Statutes §8-30g. Fractional units shall be rounded up. When approving the equivalency, the Planning and Zoning Commission shall evaluate the number, location, and design of such units. If all conditions of the approved offsite affordable housing are not satisfied at the time a final ZCC is being sought, the Planning and Zoning Commission may require that some or all of the required affordable housing be provided onsite.]

If onsite affordable housing is provided, affordable housing units shall be reasonably dispersed throughout the development. All affordable housing and shall contain, on average, the same number of bedrooms and the same quality of construction as the other units constructed in Westport since 2017. No affordable unit shall be smaller than 75% of a market rate unit containing the same number of bedrooms.]

4876-1588-2856, v. 9