



Town of Westport
Planning and Zoning Commission
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Tel: 203-341-1030 Email: pandz@westportct.gov
www.westportct.gov

October 17, 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. 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 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 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](#)".

Instructions to Attend ZOOM Meeting:

Phone: + 1 646 876 9923 US (New York)

Meeting ID: 837 3540 7523

Passcode: 162340

ZOOM Link: <https://us02web.zoom.us/j/83735407523?pwd=WnF0OG9zYXFHSWZpZmpQTIRZTm1Xdz09>

AGENDA

PLANNING & ZONING COMMISSION

Monday, October 23, 2023, 7:00pm

Remote Meeting

I PUBLIC MEETING

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

- 1. Parker Harding Municipal Parking Lot:** Appl. #PZ-23-00579, Request for a report from the Planning and Zoning Commission submitted by the First Selectwoman on behalf of the Peter Ratkiewich, P. E. of the Town of Westport, pursuant to CGS §8-24, Municipal Improvement, for transformation of the existing parking lot layout and configuration, and to add Public Waterfront Access to the Saugatuck River, including amenities such as a riverwalk, vegetated buffer, rain gardens, interpretive signage, handicap accessibility artwork, landscaping, and protective railing along the waterfront on Town-owned property in the BCD/VDO, PID #C10086000.

(Must decide by 11/09/23)

Application Presentation Time: 20 Minutes

- 2. Parker Harding Municipal Parking Lot:** Coastal Site Plan Appl. #PZ-23-00578 submitted by Peter Ratkiewicz, P.E., of the Town of Westport, for a property owned by the Town of Westport, for renovations to the Parker Harding Lot in the BCD/VDO, PID# C10086000.
(*Must decide by 11/15/23*)
Application Presentation Time: 20 Minutes

II PUBLIC HEARING

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

- 3. 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 on-line at 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.
(*Must open by 11/15/23*)
Application Presentation Time: 30 Minutes
- 4. 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.
(*Must open by 11/15/23*)
Application Presentation Time: 30 Minutes

III 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:

No new business.

Old Business:

No old business.

Text Amendment #832Submitted: 8/9/23Received: 9/11/23Public Hearing: 10/23/23

Adopted: _____

Effective date: _____

Authored by Eric D. Bernheim, Esq. of FLB Law

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