



Town of Westport
Planning and Zoning Commission
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To be published in the Norwalk Hour on Thursday, December 7, 2023, and Thursday, December 14, 2023

LEGAL NOTICE OF HEARING

Notice is hereby given that the Westport Planning and Zoning Commission will hold a Remote Public Hearing on Monday, December 18, 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 on the "[Meeting List and Calendar](#)" web page one week prior to the meeting.

- 1. Text Amendment #840:** #PZ-23-00665 submitted on behalf of the Planning and Zoning Commission to modify §45, to establish notice of an Inclusionary Housing Fee associated with the Westport Affordable Housing Trust Fund Ordinance adopted in October 2023. 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 the Town Clerk's Office and Planning & Zoning Office.

Text Amend #840, Submitted by the P&Z Commission RE: Inclusionary Housing Fee

Submitted: 11/14/23

Received: 11/20/23

Public Hearing: 12/18/23

Adopted: _____

Effective date: _____

Deleted language is [struck out and in brackets]; New language is underlined. All changes are highlighted.

FROM §45, ZONING ADMINISTRATION AND ENFORCEMENT

45-3.6 Fee

45-3.6.1

All applications for a Zoning Permit shall be accompanied by a fee, pursuant to an adopted Fee Schedule to cover the cost of processing the application. Said fee shall be made payable to the Town of Westport at the time of filing the application.

45-3.6.2

All applications for the renewal of a Zoning Permit shall be accompanied by a fee of ten (10) dollars or ten (10) percent of the original application fee, whichever is greater.

45-3.6.3. Inclusionary Zoning Fee

1. Authority

This Subsection is adopted under the authority of Section 8-2i of the Connecticut General Statutes.

2. Applicability

All applications for a zoning permit shall be accompanied by an inclusionary zoning fee pursuant to an adopted Fee Schedule, to be paid into the Westport Affordable Housing Trust Fund established by the "Westport Affordable Housing Trust Fund (WAHTF) Ordinance," to be used for constructing, rehabilitating, or repairing housing affordable to persons and families of low and moderate income, as required by Connecticut General Statutes Section 8-2i.

3. Exemptions

The following shall be exempt from this fee:

a. Any application submitted on behalf of the United States of America, the State of Connecticut, the Town of Westport, the Westport Board of Education, the Westport Housing Authority, or any of their agencies.

b. The affordable housing units included in any application for construction in an affordable housing development approved in accordance with the requirements of Connecticut General Statutes Section 8-30q. The fee would still be applicable for the market rate units in any such affordable housing development.

c. Any application for a dwelling unit or units as affordable housing that complies with the affordability criteria and other requirements of Connecticut General Statutes Section 8-30q in effect on the date of approval. The fee would still be applicable for the market rate units in any such affordable development.