



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

February 13, 2024

*The following meeting of the Planning & Zoning Commission was held remotely using Zoom Technology:*

## Planning and Zoning Commission Minutes

February 12, 2024

Remote Meeting

Meeting Started: 7:00P.M.

**P&Z Members in Attendance:** Paul Lebowitz, Neil Cohn, Michael Cammeyer, Michael Calise, John Bolton, and Nicole Laskin

**Town Staff:** Mary Young, P&Z Director

### I WORK SESSION

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

**1. Interview with Potential New Alternate.**

Action: Approved

Vote: (4-0-0) P. Lebowitz, N. Cohn, M. Cammeyer, M. Calise, J. Bolton

New Alternate: Nicole Laskin

**2. Approval of January Minutes: 1/08/24 and 1/22/24**

Action: Approved

Vote: In favor: (5-0-0)

**3. Bond Release for 14 Hillandale Road, imposed by the P&Z Commission pursuant to Res. PZ-20-00820 for the 4-Lot Subdivision and new road. Request to release \$363,484.00.**

Action: Postponed.

**4. Bond Release for 6 Quarter Mile Road, imposed by the P&Z Commission pursuant to Res. #14-036 for Subdivision. Request to release \$617.00.**

Action: Approved.

Approved: P. Lebowitz, N. Cohn, M. Cammeyer, M. Calise, J. Bolton, N. Laskin

## II PUBLIC HEARING

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

- 1. Text Amendment #841:** #PZ-24-00010 submitted Atty. Enrico R. Costantini to modify §32-18.5(d) of the Zoning Regulations to allow certain properties located in the Residence A Zone, not including those in a Historic District regulated by the Historic District Commission, to be subdivided provided that the property contains a Historic Residential Structure that is at least 100 years old and the development on the new lot will not exceed the Total Coverage or Building Coverage that would otherwise be permitted under the Zoning Regulations. As proposed, any lot created under the proposed text amendment that does not contain a Historic Structure shall not be subject to the preservation requirements of §32-18. All lots created shall be at least 6,000 square feet in lot area. The amendment also adds language that provides that the age of a structure shall be determined by the Actual Year built as listed on the Tax Assessor's Field Card consistent with language already in the existing regulations §32-18.5(d). Clarifying language is also proposed to §32-18.5(e) referencing the Commission's authority to reduce dimensional requirement pursuant to 32-18.5(a). A copy of the text amendment is available on-line 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 the Town Clerk's Office and Planning & Zoning Office. *(Must open by 03/13/24)*  
**Application Presentation Time: 30 Minutes**

**Action: Continued to 3/4/24.**

- 2. Text Amendment #842:** #PZ-24-00035 submitted by Rick Redniss of Redniss and Mead, to amend the Westport Zoning Regulations to modify the definition of General Development Plan in §5-2 to strikeout the word "final" before "site plan," to provide clarity as there is no "preliminary" site plan; to modify standards in the Design Development District (DDD) No. 4 in §26 to increase allowable density for detached residential homes and impose a density limit, and impose a requirement that 30% of the homes shall be Special Needs Housing as described in §32-27 when property is north of the Merritt Parkway; and to modify §32-27, Special Needs Housing, to expand the location requirements to include privately-owned property in the DDD No. 4, north of the Merritt Parkway. The targeted benefitting property is 1 Glendinning Pl. A copy of the text amendment is available on-line 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 the Town Clerk's Office and Planning & Zoning Office. *(Must open by 03/27/24)*  
**Application Presentation Time: 30 Minutes**

**Action: Continued to 3/4/24.**

**3. 1 Glendinning Place:** General Development Plan and Special Permit Appl. #PZ-24-00036 submitted by Rick Redniss for property owned by Glendinning Westport, LLC, to allow for construction of eight detached single family homes, and construction of two, multi-family buildings consisting of three units in each building for Special Needs Housing as described in §32-27 of the Zoning Regulations, for property in the Design Development District (DDD) No. 4, PID #C15026000. The three existing office buildings will remain as is. A waiver to omit Condition #2 of the Special Permit approval granted by the Planning and Zoning Commission in 1966 is also requested that requires, "The permit herein granted pertains specifically and solely to the proposed use as described and shown by Glendinning Co.'s Inc. and for no other purpose now or at any other time." *(Must open by 03/27/24)*

**Application Presentation Time: 30 Minutes**

**Action: Continued to 3/4/24.**

*Ended 10:30pm*

*Respectfully submitted by D. Dewitt-Smith February 13, 2024*