



**Town of Westport**  
**Planning and Zoning Commission**  
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To be inserted in the Norwalk Hour  
On: Thursday, March 28, 2024

## LEGAL NOTICE OF DECISION

Notice is hereby given that at a meeting held on **March 25, 2024**, the Westport Planning and Zoning Commission took the following actions:

1. **DENIED: Text Amendment #841:** #PZ-24-00010 submitted Atty. Enrico R. Costantini to modify §32-18.2.1(c) of the Zoning Regulations to require the Historic District Commission (HDC) or their designee shall apply the Secretary of the Interior's Standards when determining eligibility of a Historic Residential Structure; to modify §32-18.5(d) to authorize the Planning and Zoning Commission the discretion to allow certain properties located in the Residence A Zone, less than one (1) acre in size, not including those in a Historic District regulated by the HDC, to be subdivided provided that the property contains a Historic Residential Structure that is at least 100 years old as of March 1, 2024, 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 to §32-18.5(d) also adds language that provides that the age of a structure shall be determined by a date reasonably ascertained from available physical or documentary evidence. Changes to §32-18.5(e) are proposed to replace language describing how to determine the age of an eligible Historic Residential Structure to be consistent with changes proposed in §32-18.5(d), and to provide clarifying language referencing the Commission's authority to reduce dimensional requirement pursuant to §32-18.5(a).