



**Town of Westport**  
Planning and Zoning Commission  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
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[www.westportct.gov](http://www.westportct.gov)

April 29, 2024

**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](http://www.westportct.gov) and/or 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](http://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](mailto: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](http://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: **897 7067 2244**

Passcode: **965901**

ZOOM Link: <https://us02web.zoom.us/j/89770672244?pwd=c3QvTjBSVlB1UDlyZUp1Vmp4Ri9lZz09>

**NOTICE/AGENDA**

**PLANNING & ZONING COMMISSION**

**Monday, May 6, 2024, 7:00pm**

**Remote Meeting**

**I. WORK SESSION** *(The public may observe, but not participate)*

- 1. Approval of April Minutes: 4/08/24**

**II. PRE-APPLICATION MEETING** *(The public may observe, but not participate)*

- 2. 125 Riverside Ave.:** Submitted by Eric Bernheim Esquire, seeking feedback on utilizing §44-7, Division of Land in Mixed Use Development, to facilitate division of property and to apply §32-18, Historic Residential Structures, to preserve the existing Historic Building as well as build a new Principal Building. *(No deadlines for action)*

**Discussion Time: 20 Minutes**

**III. PUBLIC MEETING**

*(The following will be discussed and voted on time permitting. The public may observe and participate)*

- 3. 260 Compo Road South:** Appl. #PZ-24-00199, Request for a report from the Planning and Zoning Commission, submitted pursuant to CGS §8-24, Municipal Improvement, submitted by Peter Romano of LANDTECH for Longshore Hospitality, LLC, on behalf of the First Selectwoman, for Substantial Improvement to a Town-owned building, Inn at Longshore, including interior and exterior renovations. The property is in the Residence AA/AAA districts, PID #C04001000. *(Must decide by 05/15/24)*

**Application Presentation Time: 15 Minutes**

#### IV. PUBLIC HEARING

*(The following will be discussed and voted on time permitting. The public may observe and participate)*

4. *(Opened and continued without testimony on 03/25/24). 7 Winker Lane:* Special Permit/Site Plan Appl. #PZ-24-00072 submitted by Andy Soumelidis, LANDTECH, for property owned by SIR-7 Winker Lane, to permit non-exempt excavation and fill, for a property located in the Residence AAA district, PID #B14062000. *(Must close by 7/3/24 with maximum extension on file).* **Application Presentation Time: 15 Minutes**
  
5. *(Opened without testimony on 03/25/24, and to be further continued to 5/20/24. 5/20/24. No testimony will be received on 5/6/24). 50 Sylan Road North:* Resubdivision Appl. #PZ-24-00034 submitted by Richard Benson, R.B. Benson & Co., for property owned by Sazes Partners, L.P., for a requested 2-Lot Resubdivision of property located in the Residence AA district, PID#B09009000. *(Must close by 5/29/24 with max extension on file.)* **Application Presentation Time: 20 Minutes**

#### V. WORK SESSION *(The public may observe, but not participate)*

**6. New Business:**

*No new business.*

**7. Old Business:**

*No old business.*