



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

May 13, 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 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 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: 844 1549 2108

Passcode: 116426

ZOOM Link: <https://us02web.zoom.us/j/84415492108?pwd=N3lNaXJ5ZDNDNSWZxK29aZC9CVFh3dz09>

AGENDA, Revision #1

PLANNING & ZONING COMMISSION

Monday, May 20, 2024, 7:00pm

Remote Meeting

I. PUBLIC MEETING

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

- 1. 60 Compo Beach Road: Appl. PZ-24-00249**, Request for a report from the Planning and Zoning Commission, submitted pursuant to CGS §8-24, Municipal Improvement, by Rick Benson for the Westport Rotary Club, on behalf of the First Selectwoman, for Substantial Improvement to the Compo Beach Playground. The property is in the Residence A District, PID #D03164000. *(Must decide by 6/11/24)*
Application Presentation Time: 20 Minutes

II. PUBLIC HEARING

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

2. **Text Amendment #843:** #PZ-24-00197 submitted by Cindy Tyminski of Moon Gardens, LLC, to modify §31-9, Liquor Establishments, and §5-2, Retail Food Establishments, to allow for liquor service for on-site consumption at existing Retail Food Establishments located in residential zoning districts as of the adoption of the proposed amendment. The targeted benefitting property is 222 Hillspoint Rd., Old Mill Grocery and Deli by Romanacci. *(Must open by 06/26/24.)* **Application Presentation Time: 10 Minutes**
3. **50 Turkey Hill Road North:** Special Permit/Site Plan Appl. #PZ-24-00125 submitted by Michael Stone and David Nastasi, property owners, for structural restoration and renovation of existing barn into an Accessory Dwelling Unit (ADU), for a property located in the Residence AA district, PID #C10039000. *(Must open by 05/22/24.)* **Application Presentation Time: 10 Minutes**
4. *(Opened on 3/25/24 w/no testimony and cont. to 4/08/24 w/no testimony, and further cont. to 5/06/24 w/no testimony, and further cont. to 5/20/24)* **50 Sylvan 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**

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

5. New Business:

- Review of Current Bylaws

6. Old Business:

- No old business.

Text Amendment #843
Submitted: 04/08/24
Received: 04/22/24
Authored by: C. Tyminski, Moon Gardens LLC
Public Hearing: 05/20/24
Adopted: _____
Effective date: _____

Deleted language is ~~[struck out and in brackets]; [struck out and in brackets]~~; **New language is underlined.**

31-9 Liquor Establishments

31-9.1

The sale of alcoholic liquor for on premises consumption shall be limited to Non-Residential Zoning Districts except for:

1. ~~##~~Liquor establishments in Residential Districts that have a valid liquor permit issued by the Connecticut Liquor Control Commission as of the effective date of this regulation August 9, 2010;
2. **Retail Food Establishments existing in residential zoning districts as of the date of this regulation, April 22, 2024; or**
3. Special Events that obtain a temporary liquor permit approved by the P&Z Director, the Police Chief and issued by the Connecticut Liquor Control Commission.

5-2 Specific Terms

Except as otherwise stated, or as the context may otherwise require, the following words, for the purpose of these regulations, shall be defined as follows:

Food Establishment Retail:

A retail food establishment shall mean any business where food or **non-alcoholic** beverages are sold to the public for either on premises or off premises consumption, ~~except that,~~ **and** the sale of alcoholic beverages must be for off-premises consumption, ~~only,~~ **only, except such establishments that exist in residential zones as of the date of this regulation, April 22, 2024, may provide alcoholic beverages for on-premise consumption.** A retail food establishment may have no more than 10 indoor patron seats. Such establishments shall not be considered Restaurants and no additional parking will be required provided that they have indoor seating for no more than 10 patrons. For outdoor seating – See §5-2 & §32-20 Outdoor Eating Areas.