



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

June 17, 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: 894 7810 2611

Passcode: 966977

ZOOM Link: <https://us02web.zoom.us/j/89478102611?pwd=SlJiVXdsaDBmWnk4QVoraCsrD01XQT09>

NOTICE & AGENDA

PLANNING & ZONING COMMISSION

SPECIAL MEETING (due to earlier start time at 6pm in lieu of 7pm)

Monday, June 24, 2024, 6:00pm, Remote Meeting

*****NOTE EARLIER STARTING TIME*****

I. PUBLIC MEETING

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

1. **Coleytown Elementary School, 65 Easton Road:** Appl. #PZ-24-00312, Request from the Board of Education to the Planning and Zoning Commission for a report pursuant to Connecticut General Statutes §8-24, Municipal Improvement, on a referral from the First Selectwoman, regarding expanding two existing play areas and adding new play structures on property owned by the Town of Westport, in the Residence AAA zone, PID# D16024000. (15 minutes)

II. PUBLIC HEARING

2. **14 Allen Raymond Lane:** Special Permit/Site Plan Appl. PZ-24-00165 submitted by Attorney John Fallon, to add two new permanent stations for the summer Camp Mahackeno program, including the multi-structure Mini Mack Village and a multi-structure Laser Tag Course, on property owned by the Westport Weston Family Y, in the Residence AAA zone, PID #C13002000. *(10 minutes)*
3. **35 Beachside Avenue:** Special Permit/Coastal Site Plan Appl. PZ-24-00235 by Greens Farms Academy Inc., c/o Attorney John Fallon, to construct a new athletic and wellness facility on property owned by Greens Farms Academy Inc., in a Residence AAA zone, PID #H05001000. *(20 minutes)*
4. **14 Lyons Plains Road:** Special Permit/Site Plan Appl. PZ-24-00244 submitted by Ruth Fontilla, for property owned by The First Unitarian Church of Fairfield County, in the Residence AAA zone, PID # D16054000. The request is to remove Condition #4 from the Planning and Zoning Commission Special Permit/Site Plan Resolution #99-007 requiring, "The use of the building shall be for Church functions only. It shall not be used for rentals to outside groups or expansion of the nursery school." The building was identified as the Parsonage in 1999 and is now known as the Meeting House. *(10 minutes)*

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

5. New Business:

- **45 Compo Beach Rd:** Coastal Site Plan Appl. PZ-24-00244 to construct a new FEMA compliant single-family dwelling with a detached garage, pool, pervious patios, gravel driveway, drainage structures, and associated site improvements.
- **Discussion of draft revision to P&Z Commission's Municipal Improvement Procedures, last revised 5/9/22**

6. Old Business:

- No old business.