



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

July 1, 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: 868 3559 0596

Passcode: 463064

ZOOM Link: <https://us02web.zoom.us/j/86835590596?pwd=ZzRuMjA3ZEYyOTdINEpCRklCa2ZpOT09>

NOTICE & AGENDA
PLANNING & ZONING COMMISSION MEETING

Monday, July 8, 2024, 6:00pm, Remote Meeting

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

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. Approval of June Minutes: 06/03/24 and 06/24/24**

II. PUBLIC MEETING

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

- 2. 134 Cross Highway:** Appl. #PZ-24-00356, Request submitted by Peter Romano, LANDTECH, to the Planning and Zoning Commission for a report pursuant to Connecticut General Statutes §8-24, Municipal Improvement, to add/renovate the barn at Wakeman Town Farm, property owned by the Town of Westport, in the Residence AAA zone, PID# F13023000. *(Must decide by 07/25/24)*

Application Presentation Time: 15 Minutes

III. PUBLIC HEARING

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

3. ***(Continued with no testimony from 06/24/24) 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. *(Must close by 07/29/24)* **Application Presentation Time: 20 Minutes**

4. ***(Continued with no testimony from 06/24/24) 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. *(Must open by 07/10/24)* **Application Presentation Time: 10 Minutes**

IV. WORK SESSION

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

New Business:

- *No new business.*

Old Business:

- *No old business.*