



**Town of Westport**  
Planning and Zoning Commission  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
Tel: 203-341-1030 [pandz@westportct.gov](mailto:pandz@westportct.gov)  
[www.westportct.gov](http://www.westportct.gov)

*The following meeting of the Planning & Zoning Commission was held remotely using Zoom Technology:*

## Planning and Zoning Commission Minutes

June 24, 2024

Remote Meeting

Meeting Started: 6:00P.M.

**P&Z Members in Attendance:** Paul Lebowitz, Neil Cohn, Michael Cammeyer, Michael Calise, John Bolton, Amy Wistreich

**P&Z Members Absent:** Patrizia Zucaro

**P&Z Alternates in Attendance:** Michael Valante

**Town Staff in Attendance:** Mary Young, P&Z Director

### I. PUBLIC MEETING

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)*

**Action:** Positive Report

**Motion for a Positive Report:** M. Cammeyer (2<sup>nd</sup> N. Cohn)

**Vote:** (7-0-0): Paul Lebowitz, Neil Cohn, Michael Cammeyer, Michael Calise, John Bolton, Amy Wistreich, Michael Valante

*See attached resolution*

### 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)*

**Action:** Testimony received. Hearing closed. Request unanimously approved.

**Motion to Approve:** M. Cammeyer (2<sup>nd</sup> P. Lebowitz)

**Vote:** (7-0-0) Paul Lebowitz, Neil Cohn, Michael Cammeyer, Michael Calise, John Bolton, Amy Wistreich, Michael Valante

*See attached resolution*

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)*

**Action:** At the request of the applicant, the public hearing was opened with no testimony received, and continued to July 8, 2024.

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)*

**Action:** At the request of the applicant, the public hearing was opened with no testimony received, and continued to July 8, 2024.

### III. WORK SESSION

#### 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.

**Action:** Request unanimously approved.

**Motion to Approve:** N. Cohn (2<sup>nd</sup> A. Wistreich)

**Vote:** (7-0-0) Paul Lebowitz, Neil Cohn, Michael Cammeyer, Michael Calise, John Bolton, Amy Wistreich, Michael Valante

*See attached resolution*

- **Discussion of draft revision to P&Z Commission's Municipal Improvement Procedures, last revised 5/9/22**

Discussed and approved to add exemption as proposed and to request periodic updates on what leases are being executed that do not warrant review pursuant to CGS §8-24.

*See attached updated Procedures.*

#### 6. Old Business:

- No old business.

*Ended: 7:45pm*

*Respectfully submitted by M. Young, June 25, 2024*