



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

July 25, 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: 882 3584 6171

Passcode: 054533

ZOOM Link: <https://us02web.zoom.us/j/88235846171?pwd=cW5Vd0thNWRsTm1HR3AzdWp4OHRUQT09>

**AGENDA Rev #1**

**PLANNING & ZONING COMMISSION MEETING**

**Monday, July 29, 2024, 6:00pm, Remote Meeting**

**I. PUBLIC MEETING**

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

- 1. 182 (aka 180) Bayberry La.:** Appl. #PZ-24-00382, Request from the Assistant Town Attorney 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 a new five-year lease to the Westport Astronomical Society Inc., for a portion the property for scientific, educational, and recreational purposes, on land owned by the Town of Westport, in the Residence AAA Zone, Parcel ID #F15058000. *(Must decide by 08/06/24)*  
**Application Presentation Time: 10 Minutes**

## II. PUBLIC HEARING

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

2. *(Continued from 06/24/24 with no testimony, and to be further continued to 9/9/24 with no testimony received on 7/29/24)* **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 close by 10/2/24 w/max. ext.)* **Application Presentation Time: 10 Minutes**
3. **Withdrawn on 07/25/24 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.
4. *(Continued with testimony received on 7/15/24)* **50 Sylvan Road North:** Resubdivision Appl. #PZ-24-00321 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 8/19/24)*

**Seated on 7/15/24: Paul Lebowitz, Neil Cohn, Michael Cammeyer, Michael Calise, Amy Wistreich, John Bolton, Nicole Laskin.**

5. **5 Rabbit Hill Road.:** Special Permit/Site Plan Appl. #PZ-24-00327 submitted by Thomas Wormser for property owned by Elena and Olivier Coureau to permit after the fact non-exempt excavation and fill, on property in the Residence AAA zone, PID #C15039000. *(Must open by 8/07/24)* **Application Presentation Time: 10 Minutes**
6. **156 Cross Highway:** Special Permit/Site Plan Appl. ##PZ-24-00370 submitted by Cindy Tyminski, Moon Gardens, LLC, for property owned by Tomasz Geremek, for excavation and fill activities associated with a residential addition and drainage improvements on property located in the Residence AAA district, PID#F14091000. *(Must open by 8/28/24)* **Application Presentation Time: 10 Minutes**

## III. WORK SESSION

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

### **New Business:**

7. **5 Sea Spray Road:** Coastal Site Plan Appl. #PZ-24-00315 submitted by Brian Nesteriak, for property owned by Rot the Heidi Trust, for a new single-family house, for a property located in the Residence A district, PID #C02007000. *(Must decide by 08/07/24)*