



**Town of Westport**  
Planning and Zoning Commission  
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[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

July 29, 2024

Remote Meeting

Meeting Started: 6:00P.M.

**P&Z Members in Attendance:** Paul Lebowitz, A. Wistreich, N. Laskin, N. Cohn, M. Cammeyer, Michael Calise, John Bolton

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

**P&Z Alternates in Attendance:** Nicole Laskin

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

### I. Public Meeting

- 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.

**Action:** Testimony received. Hearing closed. Positive Report issued.

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

*See attached resolution*

### IV. Public Hearing

- 2. 14 Lyons Plains Road:** Special Permit/Site Plan Appl. PZ-2400244 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.

**Action:** No testimony received. Further continued to 9/9/24.

3. **35 Beachside Avenue:** Special Permit/Coastal Site Plan Appl. PZ24-00235 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.  
**Action:** Withdrawn on 07/25/24.
4. **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.  
**Action: Testimony received. Hearing closed. Work session scheduled for 9/9/24.**
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 nonexempt excavation and fill, on property in the Residence AAA zone, PID #C15039000.  
**Action:** Testimony received. Hearing closed. Application approved.  
**Vote: (7-0-0)** Paul Lebowitz, Neil Cohn, Michael Cammeyer, Michael Calise, John Bolton, Amy Wistreich, Nicole Laskin  
*See attached resolution*
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.  
**Action:** Testimony received. Hearing closed. Application approved.  
**Vote: (7-0-0)** Paul Lebowitz, Neil Cohn, Michael Cammeyer, Michael Calise, John Bolton, Amy Wistreich, Nicole Laskin  
*See attached resolution*

### III. WORK SESSION

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.  
**Action:** Testimony received. Hearing closed. Application approved.  
**Vote: (7-0-0)** Paul Lebowitz, Neil Cohn, Michael Cammeyer, Michael Calise, John Bolton, Amy Wistreich, Nicole Laskin  
*See attached resolution*

*Ended: 9:30pm*

*Respectfully submitted by Karen Velky, July 30, 2024*