



**Town of Westport**  
Planning and Zoning Commission  
Town Hall, 110 Myrtle Avenue  
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[www.westportct.gov](http://www.westportct.gov)

September 16, 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: 818 8915 7271

Passcode: 587437

ZOOM Link: <https://us02web.zoom.us/j/81889157271?pwd=YjBqdFZBSHp3VctRMXk2VncvRDBuZz09>

**AGENDA**

**PLANNING & ZONING COMMISSION MEETING**

**Monday, September 23, 2024, 6:00pm**

**Remote Meeting**

**I. PUBLIC HEARING**

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

1. **79 Riverside Ave:** Coastal Site Plan Appl. #PZ-24-00314 submitted by Lucien Vita, Vita Design Group, for property owner Tiny House 79 LLC to construct a new single-family dwelling, outside of the flood zone with associated site improvements on property located in the Residence A district, PID#C09123000. *(Must decide by 10/11/24 w/max ext.)* **Application Presentation Time: 10 Minutes**

2. **8 Beltas Farm Ln:** Special Permit/Site Plan Appl. #PZ-24-00417 submitted by Eric Bernheim, Esq., FLB Law, for property owner Evan & Lorian Perkins, requesting approval for, non-exempt, excavation and fill activities pursuant to §32-8, Excavation and Filling of Land listed in the Westport Zoning Regulations on property located in the Residence AAA district, PID#G13060000. *(Must open by 10/2/24)* **Application Presentation Time: 20 Minutes**
  
3. **27 Buena Vista Dr:** Special Permit/Site Plan Appl. #PZ-24-00480 submitted by submitted by Curt Lowenstein of LANDTECH for property owned by Gregory Zola and Mark Leondires for excavation and fill activities associated with construction of a new pool, patio and associated grading/retaining walls, on property located in the Residence AA district, PID#D04069000. *(Must open by 11/13/24)* **Application Presentation Time: 10 Minutes**

## II. WORK SESSION

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

### **New Business:**

No new business

### **Old Business:**

1. **Text Amendment #845:** #PZ-24-00465 submitted on behalf of the Planning and Zoning Commission to modify Sec. 5-2, the definition of Front Setback. A copy of the text amendment is available on-line at [www.westportct.gov](http://www.westportct.gov) on the Planning & Zoning Office web page under "P&Z Pending Applications & Recent Approvals." A copy may also be viewed at Town Hall, 110 Myrtle Ave., in the Town Clerk's Office and Planning & Zoning Office. *(No action deadline for Commission-authored amendments)*

Sitting on 9/09/24: PL, NC, MC, AW, JB, PZ

2. Request from the P&Z staff for interpretation on ADU standards. *(continued discussion from 09/09/24 meeting)*

## Text Amendment #845

Submitted: 8/9/24

Revised: 8/12/24

Received: 9/9/24

Public Hearing: \_\_\_\_\_

Adopted: \_\_\_\_\_

Effective date: \_\_\_\_\_

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### Proposed Text Change.

Note: Proposed new language is shown in **red, highlighted, and underlined.**  
Proposed deletions are shown in **[bracketed, struck through and highlighted]**

## ***FROM CHAPTER 5, DEFINITIONS***

### **5-2 Specific Terms**

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Except as otherwise stated, or as the context may otherwise require, the following words, for the purpose of these regulations, shall be defined as follows:

#### **Setback, Front:**

The minimum required horizontal distance from the front lot line(s) ~~[or street line (s)]~~ to the closest point of any building, structure, structural projection or use measured in a straight line from and most nearly perpendicular to the front lot line(s). **On lots where the property line lies within a right-of-way, the setback shall be taken from the edge of the boundary line o**