

**From:** [Mark Cooper](#)  
**To:** [Trianovich, Amanda](#)  
**Subject:** Re: P&Z Request for Comments: Variance Appl. #ZBA-24-00531 for 70 North Ave., Wakeman Town Farm, aka 134 Cross Hwy  
**Date:** Tuesday, October 1, 2024 2:59:36 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image005.png](#)

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Amanda - Upon reviewing the Site Development Plan prepared by Land Tech dated 6/12/24, the Health District has no objection to the Variance application for 70 North Ave., Wakeman Town Farm, aka 134 Cross Hwy.

Mark A.R. Cooper, Director of Health  
Aspetuck Health District

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**From:** Trianovich, Amanda <[atrianovich@westportct.gov](mailto:atrianovich@westportct.gov)>  
**Sent:** Monday, September 30, 2024 10:43 AM  
**To:** Howard, Peter <[PHOWARD@westportct.gov](mailto:PHOWARD@westportct.gov)>; Kelly, Colin <[ckelly@westportct.gov](mailto:ckelly@westportct.gov)>; Gill, Edward <[egill@westportct.gov](mailto:egill@westportct.gov)>; Giunta, Rick <[rgiunta@westportct.gov](mailto:rgiunta@westportct.gov)>; Nicholas R. Bamonte <[nbamonte@berchemmoses.com](mailto:nbamonte@berchemmoses.com)>; Mark Cooper <[mcooper@aspetuckhd.org](mailto:mcooper@aspetuckhd.org)>; Douglass, Donna <[ddouglass@westportct.gov](mailto:ddouglass@westportct.gov)>; Koskinas, Fotios <[fkoskinas@westportct.gov](mailto:fkoskinas@westportct.gov)>  
**Subject:** P&Z Request for Comments: Variance Appl. #ZBA-24-00531 for 70 North Ave., Wakeman Town Farm, aka 134 Cross Hwy

Good Morning,

Please see attached request for comments on Variance application for 70 North Ave., Wakeman Town Farm, aka 134 Cross Hwy.

The applicant, Peter Romano, LANDTECH, on behalf of the First Selectwoman, has submitted a Variance for Coverage for renovations and expansion of the existing barn located at Wakeman Town Farm.

The renovations to the barn include a rebuild and expansion of the right wing which will allow for an activity room, half bath and storage. The existing barn to remain will include renovations for a store, sprout house and vestibule.

Additionally, the site improvements include repaving an area of the driveway, a new septic, reserve area, and drainage galleries.

Attached herein for your review are the application materials including:

- Variance Application prepared by LANDTECH submitted 9/12/24
- Site Development Plan prepared by LANDTECH revised 9/11/24 (3 Pages)

- Stormwater Management Report prepared by LANDTECH dated 7/19/24
- Architectural Plans prepared by Philip H. Cerrone revised 8/6/24 (4 Pages)

Additional information can be found on the ZBA Pending Applications & Recent Approvals page seen [here](#).

**If possible, please return written comments to me ([atrianovich@westportct.gov](mailto:atrianovich@westportct.gov)) before: October 14, 2024.**

Thank you!

**Amanda Trianovich, CZEO**

Planner

(203) 341-1077



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