



Town of Westport
Planning and Zoning Commission
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
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www.westportct.gov

September 16, 2024

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

Planning and Zoning Commission Minutes

September 09, 2024

Remote Meeting

Meeting Started: 7:00P.M.

P&Z Members in Attendance: Paul Lebowitz, Neil Cohn, Patrizia Zucaro, Michael Calise, Amy Wistreich, John Bolton, and Nicole Laskin

Town Staff: Mary Young, P&Z Director

I WORK SESSION

(The following will be discussed and voted on as time permit. The public may observe the work session, but not participate.)

Old Business

1. **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.

Vote: In favor: (5-0-0): *P. Lebowitz, N. Cohn, A. Wistreich, J. Bolton, N. Laskin*

See attached resolution

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. **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.

Action: Testimony received. Hearing closed.

Vote: In favor: (6-0-0) *P. Lebowitz, N. Cohn, P. Zucaro, A. Wistreich, J. Bolton, N. Laskin*

See Resolution Attached.

3. **16, 18, 20 Fresenius Road:** Special Permit/Site Plan Appl. #PZ-24-00350 submitted by Bryan Nesteriak for property owned by Paul Richter, for eliminating steep slopes and regrading, and adding a retaining wall, on property in the Residence A/AA zones, PID #F09098000.

Action: Testimony received. Hearing closed.

Vote: (6-0-0)

Vote: In favor: P. Lebowitz, N. Cohn, P. Zucaro, A. Wistreich, J. Bolton, N. Laskin
See Resolution Attached.

4. **35 Beachside Avenue:** Special Permit/Site Plan Appl. ##PZ-24-00442 submitted by John Fallon, Esq., for property owned by Greens Farms Academy INC., to construct a new athletic facility attached to an existing sports facility consisting of a 29,230 sf, on property located in the Residence AAA district, PID#H05001000.

Action: Testimony received. Hearing closed.

Vote: In favor: P. Lebowitz, N. Cohn, P. Zucaro, M. Calise, A. Wistreich J. Bolton
See Resolution Attached

5. **Text Amendment #844:** #PZ-24-00434 submitted on behalf of the Planning and Zoning Commission to modify §42, Amendments, to clarify the notice requirements for a zone change to the Official Building Zone Map versus a text change to the Zoning and Subdivision Regulations, and to require a digital application submission when submitting a zone change or text change. A copy of the text amendment is available on-line at 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.

Action: Testimony received. Hearing closed.

Vote: In favor: P. Lebowitz, N. Cohn, P. Zucaro, M. Calise, A. Wistreich J. Bolton
See Resolution Attached

6. **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 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.

Action: Testimony received. Hearing closed. Decision to be rendered at a later date.

III WORK SESSION

(The following will be discussed and voted on as time permit. The public may observe the work session, but not participate.)

7. **Request for interpretation from P&Z Staff** on administering the Accessory Dwelling Unit (ADU) regulations.
Discussed. No decision to be rendered at a later date.

8. **Approval of July Minutes: 07/15/24 and 07/29/24.**

Action: Approved.

Vote: In favor: P. Lebowitz, N. Cohn, A. Wistreich, J. Bolton

Ended 10:15pm

Respectfully submitted by K. Velky September 16, 2024