

PROJECT NARRATIVE

Project: The Inn at Longshore at the Longshore Club Park

Owner: Town of Westport; leased to Longshore Hospitality, LLC

Location: 260 Compo Road South

Site Area: Approximately 168 acres

Zone: Residence AAA, minimum lot area 2.0 ac.

Exiting Condition: Along with Compo Beach, Longshore is the most significant recreational facilities and properties in Westport. Owned by the Town of Westport, it was created in 1929 as a private golf course and remained that way until 1960. Considered to be the most significant land acquisition in Westport history, the Town purchased the property in 1960 and it opened to the public on May 28 of that same year. The easterly property line sits along the Saugatuck River and along Long Island Sound to the south.

Since that time, in addition to the golf course, the park has expanded to include the inn and restaurant, a golf pro shop, golf driving range, the half-way house snack bar, sailing school and building, marina, a small beach to the south of the Inn, tennis courts, a public pool and pavilion and a seasonal ice rink. The offices of the Parks and Recreation Department and the maintenance facility for that Department are located on the property as well. Spread throughout the site are 3 or 4 cottages and single-family dwellings owned by the Town. Within the park and accessed through the main entrance is the Waterside Terrace neighborhood with approximately nine homes that are immediately adjacent to the northwest shore of the Saugatuck River.

Proposal: Our project is limited to the Inn which is located in the southwest portion of the park and the areas around the Inn. The new lease holder, Longshore Hospitality LLC, includes Michael Ryan, one of the principals and Westport resident. They have been operating the Inn, a restaurant, hotel rooms and event space since November of 2020. Longshore Hospitality LLC's plans for the Inn include extensive renovations and a proposed additions. The interior renovations include but not limited to a new HVAC system throughout, replacement of the windows and doors, renovation of the current guest rooms, modernization of ballroom and drawing rooms, updated lobby, completely remodeled kitchen that is associated with the Inn and restaurant, various plumbing and electrical upgrades and ADA compliance updates. The architect, Ken Nadler, is proposing to create a new entrance with a porte cochere. The other exterior renovations include a series of patios that will give access to the great lawn and shoreline, new landscaping, upgraded exterior lighting and signage and replacement of siding and roofing. The estimated construction cost for this project is approximately \$8 million. Site improvements will also include a new drive entrance, enhanced parking, and a robust landscaping plan around the site of the Inn. Site drainage will be included to provide water quality. Currently there is no drainage or water quality mitigation in the vicinity of the Inn.

As part of the Coastal Area Site Plan application our office conducted an analysis of the site improvements to determine if there were any negative impact to the Coastal Resources or Policies and found there to be none and the plan is consistent with the Coastal Area Management Policies in the Planning Report 30 of the Connecticut Department of Energy and Environmental Protection.