



Zoning Board of Appeals

Town Hall, 110 Myrtle Avenue, Room 203
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MEMORANDUM

TO: Zoning Board of Appeals
FROM: Amanda Trianovich, P&Z Deputy Director
DATE: October 21, 2024

ADDRESS: 70 North Ave., aka 134 Cross Hwy. Wakeman Town Farm
ZBA #: ZBA-24-00531
ZONE: Residential AAA district
PID #: F12077000
OWNER: Town of Westport
APPLICANT: Peter Romano, LANDTECH



Wakeman Town Barn, Current Photos (submitted to HDC for review at their 6/13/23 meeting).

Proposal: To renovate and expand the Wakeman Town Farm Barn over Total Coverage.

History

- See History [here](#).

Variances Needed

- §11-6, Total Coverage

Hardship Offered by Applicant

- Pre-existing non-conforming lot.

Flood Zone Data

Is the property in a Flood Zone?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
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Additional Requirements

Excavation & Fill Application Required?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
P&Z Site Plan/Special Permit Required?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Is this Application eligible for a Site Plan Waiver per §43-5.2?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Is ARB Review Required?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
CAM? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		

Background

- 134 Cross Highway is Town-owned property in the Residence AAA zone and is the location of non-profit Wakeman Town Farm (WTF) Sustainability Center that operates from the John S. Wakeman historic 1908 farmhouse. WTF is a 2.2-acre portion of the larger 100+-acre Town-owned property at 70-88 North Avenue (Staples High School/Bedford Middle School). 134 Cross Highway is a Local Historic Property. There are multiple structures on site including the Farmhouse, the Barn, the Goat House, the Greenhouse, and Chicken Coops.
- WTF was previously leased to the Green Village Initiative, but the lease was terminated in 2011. The Farm has been run by a committee appointed by the First Selectwoman, under the purview of the Parks and Recreation Department, since 2011. The P&Z Commission identified in a prior resolution of approval the WTF is a “Community Cultural [Special Permit] use,” allowed pursuant to §11-2.2.7.
- The WTF website describes the Farm’s Mission is to serve as a model facility to educate the community with local healthy food production, responsible land stewardship, sustainable practices and community service orientation. Youth and Adult programs are offered. “Tim’s Kitchen” is advertised as an event rental. A summer cooking camp operates daily during the Summer, and a farmstand operates on Saturday mornings during the Summer.

Proposal

- 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. Additional improvements include new septic, reserve area, and drainage galleries to be installed.
- The applicant is proposing to utilize existing parking spaces for the accessory use.

Variance

- The lot is pre-existing non-conforming to Total Coverage at 26.1% (1,052,213 SF) with 25% allowed. The applicant proposes to increase the Total Coverage by 100 SF to accommodate the Barn improvements. See Zoning Data chart on the next page highlighting the requested Variance in yellow.

Town Department Comments/Approvals

- The Historic District Commission issued a Certificate of Appropriateness on 8/14/24
- The Conservation Department issued a Permit on 9/6/24
- The Aspetuck Health District issued a Permit for the Barn renovation on 9/3/24
- The Town Engineer issued Comments on 9/30/24 stating, *“While the granting of these variances is at the discretion of the Board, we find no issues in our review that would preclude such action.”*
- The Building Department issued Comments on 9/30/24 stating, *“The design looks as though it will be compliant with the Ct State Building code as shown in the drawings.”*

Requested Variance highlighted in yellow:

ZONING DATA					
ZONING DISTRICT: RESIDENCE AAA DISTRICT					
134 CROSS HIGHWAY					
DIMENSIONAL		REQUIRED/ALLOWED	EXISTING	PROPOSED	CONFORMS
LOT AREA		87,120 SF (2.0 AC.)	4,457,495 SF (102.33 AC.)	4,457,495 SF (102.33 AC.)	Y
BASE LOT AREA			1,006,557 SF (23.0 AC.)	91,682 SF (2.104 AC.)	
TOTAL COVERAGE	MAX.	25% / 22,921 SF	26.1% / 1,052,213 SF	26.1% / 1,052,313 SF	N ³
SHAPE	MINIMUM	200' SQUARE	200' SQUARE	200' SQUARE	Y
YARDS	FRONT	50'	Existing	Existing	N ¹
	SIDE	50'	Existing	Existing	N ¹
	REAR	50'	N/A (CORNER LOT)	N/A (CORNER LOT)	-
BUILDING HEIGHT	MAXIMUM	3 STORIES 40'	EXISTING		-
NOTES: 1. EXISTING NON-CONFORMING 2. AREA AND COVERAGE INFORMATION COMPILED FROM BEDFORD M.S & STAPLES H.S PARTIAL SITE PLAN PREPARED BY PHILLIP H. CERRONE III, AIA, NCARB ARCHITECT DATED 5/5/23 AND LOT LINE AND 134 CROSS HIGHWAY WESTPORT, CT ZONING LOCATION SURVEY PREPARED BY LANDTECH DATED 5/2/2024 3. VARIANCE REQUESTED.					

Next Steps if the Variance is Granted

- Obtain Special Permit/Site Plan approval from the Planning and Zoning Commission

As of the date of this Memorandum, 4 Public Comments have been received by the Planning and Zoning Department:

- [Email from Christy Colasurdo, 10-15-24](#)
- [Email from Nicole Gerber, 10-15-24](#)
- [Email from Mary Hoffman, 10.15.24](#)
- [Email from Danna Rogers 10.16.24](#)