



## Planning & Zoning Department

Town Hall, 110 Myrtle Avenue, Room 203  
Westport, CT 06880  
[www.Westportct.gov](http://www.Westportct.gov) | [pandz@westportct.gov](mailto:pandz@westportct.gov)  
Telephone (203) 341-1030

Public Meeting: November 4, 2024

Decision: November 4, 2024

Honorable Jennifer Tooker, First Selectwoman  
110 Myrtle Avenue  
Westport, CT 06880

**RE: 260 Compo Road South, #PZ-24-00614 /§8-24 Municipal Improvement Request for a Report on a Lease with Longshore Sailing School for use of the property at Longshore**

Dear First Selectwoman Tooker:

This is to certify that at a meeting of the Westport Planning and Zoning Commission held on November 4, 2024 it was moved by Mr. Bolton and seconded by Mr. Lebowitz to adopt the following resolution:

### RESOLUTION #PZ-24-00614

WHEREAS THE PLANNING AND ZONING COMMISSION met on November 4, 2024, and offer the following findings and recommendations:

#### FINDINGS

##### Background

1. 260 Compo Road South (Longshore Park) is a 169-acre lot located in Res. AA and Res. AAA districts. The property was purchased by the Town in 1960. The existing site consists of a public park, golf course, town offices and an inn and restaurant facility, parking and other town facilities, recreational and residential uses.
2. The property is connected to the public sewer. The site is adjacent to the Long Island Sound and Gray's Creek and is in the Coastal Area Management boundary. It is partially within the 100-year floodplain (AE 14 and VE 15).
3. A sailing school has operated at Longshore Club Park and served the Westport community since 1960, when the Town purchased the privately held property known as Longshore Country Club. There is no record of prior §8-24 Reports associated with the sailing school operation. The Town entered into a Commercial Lease with Longshore Sailing School, Inc. on January 17, 2001. That Lease expired on October 31, 2013, was subsequently extended for a total of eleven years and will expire on October 31, 2024.

4. The current owner of Longshore Sailing School, Inc. is Jane Pimentel. Ms. Pimentel acquired ownership of Longshore Sailing School, Inc. from John Kantor in January, 2017. In July, 2024, the Town issued a Request for Proposal (RFP) for a sailing school and small boat rental operator. Two parties submitted proposals in response to the Town's RFP. One of the proposals was submitted by the current operator, Longshore Sailing School, Inc. A committee appointed by the First Selectwoman selected the current operator, Longshore Sailing School, Inc., as the most qualified respondent.

### Proposal

5. The First Selectwoman forwarded a request from the Parks and Recreation Dept. for a report pursuant to CGS §8-24, Municipal Improvement, concerning a lease between the Town of Westport, the lessor, to the Longshore Sailing School, the lessee, of the existing Sailing School building located in Longshore Club Park, together with the Operations Area and Winter Storage Area, public walkways and public/common areas surrounding the building. The lease includes shared use of some parking spaces in Longshore Park. The lease is five-years (5-years) in duration starting on the effective date, ending October 31, 2029. There is one (1) five-year (5-year) option to extend.

### Department Comments

6. Referrals were sent to Town Departments. No objections were received.
7. A report prepared by P&Z staff dated 10/30/24 describes in addition to review by the Planning and Zoning Commission pursuant to CGS §8-24, other Town boards are scheduled to review the proposed lease including the Board of Selectwomen.

### Meeting Process

8. Neighboring property owners within 250-feet of the subject site, were notified of the application, procedures for accessing all available information including participation at the public meeting, with a notice letter sent in envelopes marked "**Urgent Notice Letter,**" with receipt evidenced by a Certificate of Mailing.
9. Consistent with State law, a remote public meeting of the Planning and Zoning Commission was held. The meeting was live streamed on the Town's website and/or shown live on television on Optimum Government Access Channel 79

**NOW THEREFORE BE IT RESOLVED** that a **POSITIVE REPORT** is issued for **260 Compo Rd S (Longshore Sailing School): Appl. #PZ-24-00314**, Request for a report from the Planning and Zoning Commission, submitted pursuant to CGS §8- 24, Municipal Improvement, by Rick Giunta, Deputy Director of Parks Recreation, on behalf of the First

Selectwoman, for lease of property for sailing school and boat rental operation on property owned by the Town of Westport, in the Residence AAA/AA zone, Parcel ID #C04001000.

**Reasons**

1. The proposed lease of Town-owned property to Longshore Sailing School so they may continue providing sailing programs to residents may be considered consistent with Community Facility goals contained in the *2017 Plan of Conservation and Development*.
2. Chapter 14, (*Address Community Facility Needs*) describes the demand for recreational facilities is challenging to meet with the available supply. The Town Plan emphasizes the need to maintain existing facilities and improve those that need it in a cost efficient way.
3. Leasing Town-owned buildings and facilities to organizations who serve Town residents is one cost effective way as facility improvements are made at the expense of the lessee, through grants or fundraising, and when the lease ends the facility may be returned to the Town in better shape than when it originally leased. The Town Plan states:

*“Community facilities and services contribute significantly to Westport’s community character and its quality of life. The key purpose of the Plan of Conservation and Development is to evaluate strategic long-term options and state a broad outline for physical space to meet anticipated community needs both present and future.” Pg. 111*

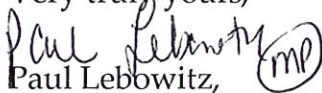

**Recommendations**

1. The lease should be reviewed by the Board of Selectwomen prior to endorsement.

**VOTE:**

AYES	-7-	{Lebowitz, Cammeyer, Zucaro, Bolton, Calise, Wistreich, Injeski}
NAYS	-0-	
ABSTENTIONS	-0-	

Very truly yours,

  
Paul Lebowitz, 

Chairman, Planning & Zoning Commission

cc: E. Flug, Assistant Town Attorney  
Rick Giunta, Acting Parks and Recreation Dept. Director