

Memorandum

To: Mary Young, Planning and Zoning Director

From: Michelle Perillie, AICP

Date: Dated May 28, 2017, *revised by M. Young, 5-7-24*

Re: 260 Compo Road South (Longshore Club Park) – Zoning History

May 6, 2024

Positive §8-24 Report issued for #PZ-24-00199, for a substantial improvement to a Town-owned building and finding of consistency with the Coastal Area Management Policies of the State of CT. The work is referenced as the “Improvement Project,” in the existing lease between the Town of Westport and Longshore Hospitality, LLC. Work includes interior and exterior renovations including new patios, a ballroom addition, a driveway expansion with porte-cochere, new drainage systems, and bringing the building into ADA and CT Fire Safety Prevention Code compliance. The Report included the following recommendations:

- “1. A site plan should be submitted to confirm compliance with all applicable zoning regulations prior to seeking a Zoning Permit, as agreed to by the applicant.*
- 2. Prior to submission of the Site Plan application the Commission recommends the architectural plans be modified to:
 - A. Provide for a design that brings the outside in; and*
 - B. Adds more glass and allows for more natural light.**
- 3. The Commission recommends, and the applicant agreed, as part of the Site Plan submission, to:
 - A. Provide information to the Planning and Zoning Department that may be shared with members of the public identifying whom to contact and their mobile number to address noise complaints resulting from an event at the facility.*
 - B. Provide a Site Plan overlay to better illustrate the changes between existing and proposed conditions.*
 - C. Confirm the proposed conditions encompass all required improvements listed as part of the “Improvement Project” in the current lease.*
 - D. Consider instituting a noise curfew and/or adding soundproofing when renovating the Inn to mitigate noise impacts to residents who live within, adjacent to, and across from Longshore Club Park.*
 - E. Submit a landscape demonstrating how water quality of stormwater runoff will be enhanced to mitigate potential adverse impacts to coastal resources, as agreed to by the applicant.*
 - F. Submit Administrative Approval from the Conservation Department for work within the Waterway Protection Line Ordinance (WPLO) jurisdiction should be submitted prior to submitting a Site Plan application and the boundaries of the WPLO should be added to the Site Development Plan.**

G. Submit a construction sequencing plan showing how construction staging will occur so as not to conflict with the Parks and Recreation Department's needs and those of users of Longshore Club Park.

4. *The Commission recommends after the Site Plan is approved, if approved, the applicant should hire an independent site monitor to provide reports noting any areas of concern during major construction activities as recommended by the Conservation Director.*
5. *The Commission further recommends the Town should assign responsibility to an appropriate staff member, such as the DPW Maintenance Supervisor, to confirm the applicant's compliance with the lease terms when work is completed if approved."*

Mar. 18, 2024	Site Plan Application #PZ-24-00145 submitted for exterior renovations including new patios with pergolas, a ballroom addition, a driveway expansion with porte-cochere and new drainage systems and landscaping. Withdrawn 4/24/24.
Mar. 18, 2024	§8-24 request #PZ-24-00145 submitted for exterior renovations including new patios with pergolas, a ballroom addition, a driveway expansion with porte-cochere, along with new drainage systems and landscaping. Withdrawn 4/8/24.
Jan. 24, 2024	§8-24 request, PZ-24-00024 for approval of new lease for the sailing school and boat rental operations at Longshore Club Park was withdrawn.
Mar. 13, 2023	Positive §8-24 Report, PZ-23-00078, issued for a 4 th amendment to the 2007 Inn at Longshore Lease. The report recommended: <i>"Another §8-24 Request should be submitted to the Planning and Zoning Commission when the renovation plans are available for the planned substantial improvement."</i>
Aug. 9, 2021	Zoning Permit #ZN-21-00429 for a new restaurant La Plage to make renovations and replace equipment space previously occupied by Pearl Restaurant.
Oct. 8, 2020	Positive §8-24 Report issued by the Planning and Zoning Commission for a residential lease of Cabin 1.
April 23, 2020	Positive §8-24 Report issued by the Planning and Zoning Commission for a lease between the Town of Westport and Upsilon Entertainment Group, LLC. for the Food and Beverage Concession for the Pavilion at Compo Beach, and for the Halfway House and Longshore Pavilion located at Longshore Club Park.
July 13, 2017	Special Permit and CAM Site Plan Res. #17-020 granted to modify Special Permit #85-63-1 to allow conversion of the outdoor service bar to a patron bar and to permit food service on the outdoor patio.
March 2, 2017	Zoning Permit #41403 issued for fixed awning over existing patio at Pearl. ZCC issued 5/25/17.
Feb. 17, 2016	Zoning Permit #40897 issued for awning over front entrance facing parking lot. ZCC issued 5/24/17.
Feb. 2, 2016	Zoning Permit #40892 issued for replacement of two panels of two free-standing signs for Pearl. ZCC not required.
Jan. 25, 2016	Zoning Permit #40865 issued for outdoor eating area for Pearl. ZCC issued 5/31/16.
Aug. 31, 2015	Zoning Permit #40642 issued for interior renovations for former Splash to be converted to Pearl with existing kitchen, renovated bar and dining room. Total patron area of 1,953.54 SF with 1,552.65 SF patron dining area and 400.89 SF patron bar area and 1,456.68 SF non patron area. Total floor area for new tenant will be 3,410.12 SF. No increase in patron area on parking. ZCC issued 2/12/16.

- April 7, 2015** Zoning Permit #40366 issued for reconstruction of lower overflow parking at the Inn. ZCC not yet issued; the work was completed and an as-built survey is in process of being prepared and is in the queue alongside many Town projects. Upon receipt of the as-built survey a zoning inspection will be conducted, final Conservation and Engineering approvals received and a ZCC issued. The Applicant is Peter Ratkiewich, Town Engineer.
- Jan. 19, 2015** Zoning Permit #40642 issued for replacement of deck at the Inn. ZCC issued 2/2/16.
- Dec. 18, 2014** Special Permit/Site Plan Res. #14-059 granted for reconstruction of lower overflow parking at the Inn.
- May 7, 2014** Zoning Permit #39847 issued for outdoor eating area for Splash. ZCC not required.
- Jan. 28, 2014** Zoning Permit #40165 issued for replacement of paddle/tennis court and practice court with two new paddle courts. ZCC not yet issued.
- May 22, 2013** Zoning Permit #39276 issued for outdoor eating area. ZCC not required.
- July 19, 2012** Positive §8-24 Report issued by the Planning and Zoning Commission for an equal area exchange between 260 Compo Rd. S. and 14 Manitou Rd. to insure that a portion of the 2nd hole at the Longshore Golf Course remains accessible as it had been discovered that an area of 2,096.5 SF is located off-site at 14 Manitou Road.
- May 23, 2012** Zoning Permit #38678 issued for outdoor eating area. ZCC not required.
- March 6, 2012** Zoning Permit #38520 issued for halfway house/snack bar with wraparound porch with three parking spaces. ZCC issued 8/20/12.
- April 15, 2011** Zoning Permit #38034 issued for outdoor eating area. ZCC not required.
- April 29, 2009** Zoning Permit #36815 issued for temporary patio permit. ZCC not required.
- Oct. 14, 2008** Zoning Permit #36567 issued for new storage shed. ZCC not yet issued.
- April 21, 2008** Zoning Permit #36268 issued for temporary patio permit. ZCC not required.
- April 25, 2007** Zoning Permit #35573 issued for temporary patio permit. ZCC not required.
- Feb. 20, 2007** Zoning Permit #35439 issued for snack building. Permit void 3/5/12.
- Feb. 1, 2007** Site Plan/Special Permit Res. #06-059 granted for snack building with porch.
- Dec. 21, 2006** Positive §8-24 Report issued by the Planning and Zoning Commission for a lease for the Inn at Longshore with Longshore Associates of Westport Limited Partnership.
- April 12, 2006** Zoning Permit #34838 issued for temporary patio permit. ZCC not required.
- Sept. 14, 2005** Zoning Permit #34409 issued for excavation and fill for golf course renovations. ZCC not yet issued.
- Sept. 1, 2005** Special Permit and CAM Site Plan Res. #05-064 granted for excavation and fill for golf course renovations.
- May 5, 2005** Positive §8-24 Report issued by the Planning and Zoning Commission for residential leasing of Cabins #1 and #9, and the three units at Knollhouse.
- May 2, 2005** Zoning Permit #34072 issued for gazebo for lighting shelter on golf course. ZCC not issued.

Sept. 23, 2004	Resolution #04-085 granted for Special Permit and CAM Site Plan approval to construct a lighting shelter on the golf course.
Oct. 7, 2003	Zoning Permit #32750 issued for replacement of deck (original collapsed). ZCC issued 2/12/16.
Dec. 7, 2001	Zoning Permit #31404 issued for E.R. Strait Marina office/bathrooms to be renovated with new foundation. ZCC issued 3/28/02.
Nov. 16, 2001	Zoning Permit #31370 issued for Longshore Pavilion. ZCC issued 5/17/02.
June 21, 2001	Special Permit/Site Plan Resolution #01-048 issued for construction of Longshore Pavilion for concession, restrooms and office space.
April 26, 2001	Zoning Permit #30956 issued for interior renovations to Splash for existing food/pizza service bar to add a raw oyster bar and change sinks and equipment. Permit void as new tenant.
Jan. 26, 2001	Zoning Permit #30370 issued for raising existing 1 st floor decking, 2-story sailing school. ZCC issued 7/23/02.
Nov. 30, 2000	Positive §8-24 Report issued by the Planning and Zoning Commission to demolish the "Farm House."
Oct. 31, 2000	Positive §8-24 Report issued by the Planning and Zoning Commission to replace the bathhouse building with a building to be used for an office, storage area, and pro shop for the tennis courts and ice skating and a concession for the pool facility in the summer.
Sept. 28, 2000	Resolution #00-041 granted for Special Permit and CAM Site Plan approval for the addition of a second floor and renovation to first floor of existing building.
June 22, 2000	Negative §8-24 Report issued by the Planning and Zoning Commission to renovate the "Farm House."
May 25, 2000	Positive §8-24 Report issued by the Planning and Zoning Commission for second floor expansion of the Longshore Sailing School.
Feb. 24, 2000	Positive §8-24 Report issued by the Planning and Zoning Commission to demolish the "Farm House."
Feb. 22, 2000	Resolution #99-105 denied a Special Permit/Site Plan request for modification for modifications to #99-032 to allow for a community room. Reasons given: <ol style="list-style-type: none">1) Architectural Review Board did not support this building because it was not compatible with the character of Longshore.2) Traffic added to the site would increase traffic congestion.3) The building is too large and blocks the view of the water.
Nov. 18, 1999	Positive §8-24 Report issued by the Planning and Zoning Commission for construction of a "Kid's Wall," near the swimming pool.
May 28, 1999	Special Permit/Site Plan approval granted by the Planning and Zoning Commission pursuant to Res. #99-032 by the Planning and Zoning Commission to construct a tennis/concession building, pool house, pump house, pick-up shelter, light house and related parking and site work.
May 6, 1999	Zoning Permit #28985 for temporary concession stand (8'x16'). No ZCC in file.
Dec. 10, 1998	Positive §8-24 Report issued for the demolition of the existing bathhouse and replacement of the former bathhouse building with a new building to be used

for an office, storage area and pro shop for the tennis courts and a concession for the pool facility in the summer and a lounge area for skaters and the concession in the winter, relocation of the seasonal skating rink to the existing tennis courts, plus related improvements to the parking lot and site.

- Nov. 3, 1998** Temporary Zoning Permit granted by the Administrative Review Committee pursuant to Res. #98-116 for a temporary trailer to house a tennis office during a construction project.
- Oct. 15, 1998** Special Permit/Site Plan approval granted by the Planning and Zoning Commission pursuant to Res. #98-100 for a seasonal ice rink.
- Sept. 25, 1997** Special Permit/Site Plan Approval granted by the Planning and Zoning Commission for a seasonal ice rink facility pursuant to Res. #97-083.
- June 12, 1997** Resolution #97-052 denied without prejudice by the Planning and Zoning Commission an application by Westport Sister Cities Assoc. to construct a Chinese Pavilion, new brick walk and landscape gardens because the application was incomplete.
- May 1, 1997** Special Permit/Site Plan approval granted by the Planning and Zoning Commission pursuant to Res. #97-033 to provide for a cooler for a service bar.
- April 15, 1997** Zoning Permit #27420 for bathhouse (34'x90') and parking lot. ZCC 6/27/97.
- March 13, 1997** Special Permit/Site Plan Approval granted by the Planning and Zoning Commission pursuant to Res. #97-012 to renovate the Parks and Recreation administration building, construct new vestibule and for a Change of Use to convert the 2nd floor storage to offices plus installation of a trailer for a six month period during construction work on the Parks and Recreation building.
- Feb. 13, 1997** Negative §8-24 Report issued by the Planning and Zoning Commission to lease the "Farm House" to a private management company, who would rehabilitate the structure and provide long-term residential rentals.
- Dec. 4, 1996** Zoning Permit 327204 for trailer for bathroom facilities at skating rink (8'x20'). No ZCC in file.
- Dec. 3, 1996** Special Permit/Site Plan approval granted by the Planning and Zoning Commission pursuant to Res. #96-131 to replace previously approved porta-potties with portable bathroom facilities in a trailer with lights and running water.
- Nov. 15, 1996** Zoning Permit #27176 for temporary ice rink and tent (19'x30'). No ZCC in file.
- Sept. 26, 1996** Special Permit/Site Plan approval granted by the Planning and Zoning Commission for an addition of a pool and renovation and additions to the existing pool and life guard station and a 49-space parking lot.
- Oct. 17, 1996** Special Permit/Site Plan approval granted by the Planning and Zoning Commission pursuant to Res. #96-108 for a seasonal ice rink facility.
- Oct. 10, 1996** Positive §8-24 Report issued by the Planning and Zoning Commission for a seasonal skating rink.
- May 23, 1996** Special Permit/Site Plan approval granted by the Planning and Zoning Commission pursuant to Res. #96-050 to provide bathroom facilities at the patio bar area.
- Feb. 22, 1996** Resolution #95-119 denied an application for a Senior Center/Recreation Center.

Reasons given:

- 1) Proposal did not conform to the 1987 Town Plan of Development
- 2) Adverse effect on safety and traffic congestion in streets
- 3) Building would not preserve important open space
- 4) Building not in scale or compatible with surrounding uses, buildings, streets and open spaces.

- Feb. 8, 1996** Special Permit/Site Plan approval granted by the Planning and Zoning Commission pursuant to Res. #96-007 to renovate the 17th fairway of the golf course.
- Nov. 1, 1995** Positive §8-24 Report issued by the Planning and Zoning Commission for demolition of the bathhouse and construction of a Community Center with related appurtenances.
- May 2, 1995** Special Permit/Site Plan approval granted by the Planning and Zoning Commission pursuant to Res. #95-037 to relocate the existing bar and change two windows to French doors at Longshore Inn.
- March 1, 1994** Special Permit/Site Plan approval granted by the Planning and Zoning Commission pursuant to Res. #94-108 for interior alterations and floor area measurement to relocate an existing bar in the Grille Room at Longshore Inn.
- Feb. 3, 1994** Request withdrawn to use Cabin #4 for a museum.
- July 22, 1993** Special Permit/Site Plan approval granted by the Planning and Zoning Commission pursuant to Res.93-086 for renovation of an existing building (Cabin #4) for use as a museum.
- March 18, 1993** Positive §8-24 Report issued by the Planning and Zoning Commission to Lease Cabin #4 to the Westport Historical Society for 5-years for use as a museum.
- June 30, 1992** Positive §8-24 Report issued by the Planning and Zoning Commission for demolition of Cabins A & B, and Cabins 2, 3, 4, 5, 6, and 7. The Report described, *"After the demolition of Cabins A & B, 2, 3, and 4, the property will be used as parkland. After the demolition of Cabins 5, 6, and 7 the land will be sold as building lots."*
- Dec. 29, 1991** Special Permit/Site Plan approval granted by the Planning and Zoning Commission pursuant to Res. #91-102 to renovate the E.R. Strait Marina at Longshore Club Park.
- Dec. 19, 1991** Temporary Zoning Permit granted by the Administrative Review Committee pursuant to Res. #91-127 to erect a tent for Special Event held by the Police Department on 12/22/91 to be removed by 12/23/91.
- Sept. 23, 1991** Special Permit/Site Plan approval granted by the Planning and Zoning Commission pursuant to Res. #91-89 for related to the Golf Maintenance Facilities.
- Oct. 29, 1991** Positive §8-24 Report issued by the Planning and Zoning Commission for sale of land in the northwest corner as it has limited Parks and Recreational use.
- Aug. 22, 1991** Zoning Permit #23659 for 11'x13' pump house. No ZCC in file.
- April 15, 1991** Special Permit/Site Plan approval granted by the Planning and Zoning Commission pursuant to Res. #91-30 to construct a sanitary sewer pumping station.

- April 23, 1990** Special Permit/Site Plan approval granted by the Planning and Zoning Commission pursuant to Res. #90-32 for site work to improve the drainage and reduce the flooding for the golf course.
- Oct. 18, 1989** Zoning Permit #22633 issued to replace existing dumpsters. No ZCC in file.
- May 28, 1985** Temporary Zoning Permit issued by the Administrative Review Committee pursuant to Res. #85-81 for a temporary stage for Westport's 150th gala on 7/785 at Hendricks Point, Longshore Club Park on 7/7/85.
- Feb. 7, 1986** Stipulated Settlement between Longshore Associates of Westport and the Planning and Zoning Commission associated with approval granted pursuant to Res. #85-63-1 requiring the P&Z grant the approval previously denied to Longshore Associates of Westport to enclose the existing dining porch on the south and east side of the building, to construct an entrance hall at the front of the building. Longshore Associates required to maintain 12 tables and 48 chairs on the existing patio to the south of the building, with no food to be served on the patio and with no patron bar.
- July 11, 1985** Special Permit/Site Plan approval granted by the Planning and Zoning Commission pursuant to Res. #85-63 to erect permanent awnings at two entrances and to extend the front stairs.
- May 14, 1985** Temporary Zoning Permit granted by the Administrative Review Commission pursuant to Res. #85-54 to renew the seasonal use of the outdoor porch and patio.
- Aug. 4, 1983** Special Permit/Site Plan approval granted by the Planning and Zoning Commission pursuant to Res. #83-67 to redevelop Hendricks Point from an abandoned landfill site into a public recreation area, for golf related activities and a picnic area.
- January 3, 1985** Special Permit/Site Plan request denied by the Planning and Zoning Commission pursuant to Res. #84-79 to add 4,376 SF to the activity areas within the club, the restaurant and patio seating area.
- July 28, 1983** Special Permit/Site Plan approval granted by the Planning and Zoning Commission pursuant to Res. #83-67 to redevelop the Hendrik's Point from an abandoned landfill site into a public recreation area, for golf related facilities and a picnic area.
- Nov. 11, 1979** Planning and Zoning Commission modified prior approval granted on 12/20/78 to renovate and use the existing Clubhouse for restaurant, bar and banquet facilities with room unites and to improve and expand the existing parking areas as governmental building, facilities and uses.
- April 11, 1979** Zoning Permit #16820 issued for 14'8"x36' greenhouse.
- Jan. 1, 1976** Zoning Permit #15669 for 8'x8' storage shed.
- 1973** No Permit # (records stored) for warming hut & paddle tennis. In the red labeled file is correspondence indicating that there was a question whether paddle tennis courts were considered structures and thus subject to setback requirements. As of April 5, 1974 it was determined that tennis courts require permits.
- March 25, 1938** ZBA denied permission to construct dock and stage.