

# Memorandum

**To:** Members, Planning and Zoning Commission

**From:** Michelle Perillie, Planning & Zoning Director

**Date:** November 11, 2024

**Re:** 260 Compo Road South, Inn at Longshore, Special Permit/Coastal Site Plan  
Appl. #PZ-24-00610

**Statutory Timeline:**

Application Submission Date: 10/16/24

Application Receipt Date: 10/21/24

65 Days from Date of Receipt (*when decision required*): 12/25/24

**Summary**

Have all documents been submitted as required in accordance with §44?	Yes, with the waiver granted, see below.
Were any waivers to submit documents requested by the applicant and granted by the Planning Director in accordance with §44-4?	Yes, a <a href="#">waiver was granted</a> for submission of an A-2 survey of the entire 1 68+-acre property in lieu of a partial survey submitted, prepared by Thomas Deilus, L.S., dated 10/31/23.
Were any variances requested from the Zoning Board of Appeals pursuant to §46 or waivers requested from the Planning and Zoning Commission pursuant to §44-5?	No.
Does the application appear to meet all applicable zoning requirements?	Yes.
Has the applicant received all necessary prior approvals in accordance with §44-2.1?	<p>Yes.</p> <p>A Positive §8-24 Report was issued by the P&amp;Z Commission on <a href="#">5/6/24</a>.</p> <p>The Architectural Review Board recommended approval at their 5/28/24 meeting and provided revised comments at their <a href="#">9/24/24 meeting</a>.</p> <p>The Aspetuck Health District recommended <a href="#">approval on 10/23/24</a> subject to final signoff to be obtained prior to issuance of a Zoning Permit.</p> <p>The Conservation Dept. advised in <a href="#">comments dated 8/2/24</a>, the request is eligible for administrative approval prior to issuance of a Zoning Permit.</p>
Other comments?	The Planning and Zoning Commission should evaluate if the project meets the criteria in §31-10, Coastal Area Management, and confirm P&Z staff's conclusion the

	application conforms to the Res. AAA standards in §11, and the Site Plan Standards and Objectives listed in §44-5.
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### Description of Application

Applicant/Property Owner	Peter Romano, LANDTECH/Town of Westport, property owner
Requested Action	Coastal Site Plan approval
Purpose	For interior and exterior renovations to the Inn at Longshore and minor site work. See applicant's project narrative <a href="#">here</a> .
Existing Zoning	Residence AAA/AA
Location	The Inn is inside Longshore Club Park on the west side of the property adjacent to the Saugatuck River, and within the Coastal Area Management Boundary and Waterway Protection Line Ordinance jurisdiction. The Inn is outside the 100-year flood zone (AE 14 and VE 15), PID #C04001000.
Lot Size	168 +/- acres
Existing Land Use	Longshore Club Park is improved with an 18-hole golf course, Driving Range, Pro Shop, Tennis and Paddle Tennis Courts, three (3) Swimming Pools, the E.R. Strait Marina, Longshore Sailing School, Town Offices (Parks & Rec.), and the Inn at Longshore with twelve (12) hotel rooms and La Plage Restaurant. The Park also contains residential rental housing uses consisting of three (3) detached cabins (#'s 1, 9-10) and three attached apartments (Knoll House Unit #'s 1-3).
Surrounding Land Use and Zoning	Single-family residential, Residence AAA and AA
2017 Plan of Conservation and Development	<p>Goals in Chapt. 6 (<i>Manage Coastal Areas</i>) include the following:</p> <p>6.1 <i>Preserve coastal resources and carefully manage development in coastal areas. Pg. 45</i></p> <p>6.2. <i>Continue programs and activities that help protect coastal resources, including requiring Coastal buffers. Pg. 46</i></p> <p>6.6 <i>Limit intensification of expansion of development in coastal areas where it is not consistent with current environmental standards or coastal area flood safety standards. Pg. 52</i></p> <p>6.6 <i>Promote non-structural activities in the coastal area as opposed to groins, seawall revetments, etc. Pg. 52</i></p> <p>Goals in Chapt. 7 (<i>Protect Natural Resources</i>) include:</p> <p>7.1 <i>Protect natural resources and preserve and enhance the quality of the environment in Westport. Pg. 53</i></p> <p>7.2 <i>Seek to reduce and/or control erosion and sedimentation for all sources. Pg. 56</i></p> <p>A goal of Chapt. 14, (<i>Address Community Facility Needs</i>), states:</p>

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|  | <ul style="list-style-type: none"> <li>• §14.2. <i>Maintain Existing Facilities.</i> Westport has a broad array of municipal facilities for addressing community needs and desires. Maintaining these facilities in “tip-top” shape is both a reflection of the community’s interests and cost-effective way to maintain these facilities over time. Pg. 114</li> </ul> |
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### Recent Zoning Background

Two similar Coastal Site Plan applications for renovations to the Inn at Longshore at 260 Compo Rd. S., were submitted earlier in 2024 by LANDTECH for Longshore Hospitality LLC, the lessee of the Town owned property. Application PZ-24-00145 was withdrawn to allow time for the applicant to revise plans and obtain a recommendation for approval from the [Architectural Review Board that was secured on 5/28/24](#).

Application PZ-24-00420 was also withdrawn to allow review of revised plans by the [Architectural Review Board which occurred on 9/24/24](#).

The Planning and Zoning Commission issued a [Positive §8-24 Report on 5/6/24](#) associated with a Municipal Improvement for renovations to the Inn as a first step preceding submission of the now pending Coastal Site Plan application. The Commission’s recommendations from the §8-24 Report included:

*“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 allow 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 & Zoning Dept. 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.”*

Approximately one-year prior, the Planning and Zoning Commission issued a [Positive §8-24 Report on 3/13/23](#) associated with a Municipal Improvement Request for the Fourth Amendment to the lease between the Town of Westport and Longshore Hospitality LLC, for use of the Inn at Longshore. The Commission's §8-24 Report cited comments from the Fire Marshal that the Inn is in deteriorating condition, does not comply with current CT Fire and Safety Codes, and is not ADA compliant. A preview of planned renovations was presented in 2023 to the Planning and Zoning Commission and it was represented the building will be brought into code and ADA compliance after a multi-million dollar renovation is completed at the cost of the lessee. The Commission's §8-24 Report included the following recommendation, "Another §8-24 Request should be submitted to the Planning and Zoning Commission when the renovation plans are available for the planned substantial improvement." For additional background, see [Zoning History revised by P&Z Staff on 5/7/24](#).

### Property Background

Longshore Club Park is a 168 +/- acre Town-owned property located immediately south of MetroNorth Railroad, south of I-95, adjacent to the Saugatuck River, in the Coastal Area Management Boundary, within the Waterway Protection Line Ordinance jurisdiction, and portions of the property are in the 100-year flood zone (AE 14 and VE 15). The Inn at Longshore is outside the 100-year flood zone in Zone X.

The property is in both the Residence AAA (2-acre) and Residence AA (1-acre) districts. As the majority of the site is in the Residence AAA district, the zoning standards for the Residence AAA district apply pursuant to [§4-4, Split-Zoned Lots](#). The surrounding area is residential with properties located in the Residence AAA and Residence AA districts. Single-family homes south of the property across Gray's Creek are in the Residence A (1/2 acre) district.

Longshore Club Park is improved with an 18-hole golf course, Driving Range, Pro Shop, Tennis and Paddle Tennis Courts, three (3) Swimming Pools, the E.R. Strait Marina, the Longshore Sailing School, Town Offices (Parks & Rec.), and the Inn at Longshore including twelve (12) hotel rooms and La Plage Restaurant. The Park also contains residential uses consisting of six (6) dwelling units including three (3) detached cabins (#'s 1, 9-10) and three attached apartments (Knoll House Unit #'s 1-3).

Privately-owned single-family homes on Waterside Terrace and Vista Terrace are adjacent to Longshore Club Park, and are in the Residence AA district, and are only accessible via Julien Brodie Drive, the internal road within the Park.

### Proposal

Coastal Site Plan approval is requested by LANDTECH on behalf of Longshore Hospitality LLC, for interior and exterior renovations to the Inn at Longshore, and minor sitework, described in the applicant's [Project Narrative, Recv'd 10/16/24](#), as including:

*"...Longshore Hospitality LLC's plans for the Inn include extensive renovations and a proposed addition. 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. There will be four new hotel rooms added bring the total to 18 rooms. 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."*

The renovations once implemented include a new port cohere creating both a “sense of arrival,” and providing patrons cover from the weather. The building entrance will be re-organized and provide sight lines to the water through the rear of the building. A roof will be added over a rear patio (porch) providing cover from the elements during events. Guest rooms will upgraded as well.

Of note, aspects of the architectural plans were revised in response to feedback received from the Architectural Review Board at their 4/23/24 meeting including:

- The proposed porte cohere was scaled down in size (from 40’ to 35’ in width), still wide enough for two cars to park next to one another, but small enough to allow a mature tree to remain at the front entry;
- The roof tiles will remain red (instead of the previously proposed gray asphalt color);
- Railings previously proposed on the flat roofs were removed;
- A detached trellis in the rear was removed.

Fig. 1. Portion of [Site Development Plan](#) prepared by LANDTECH, dated 3/5/24, revised 9/16/24

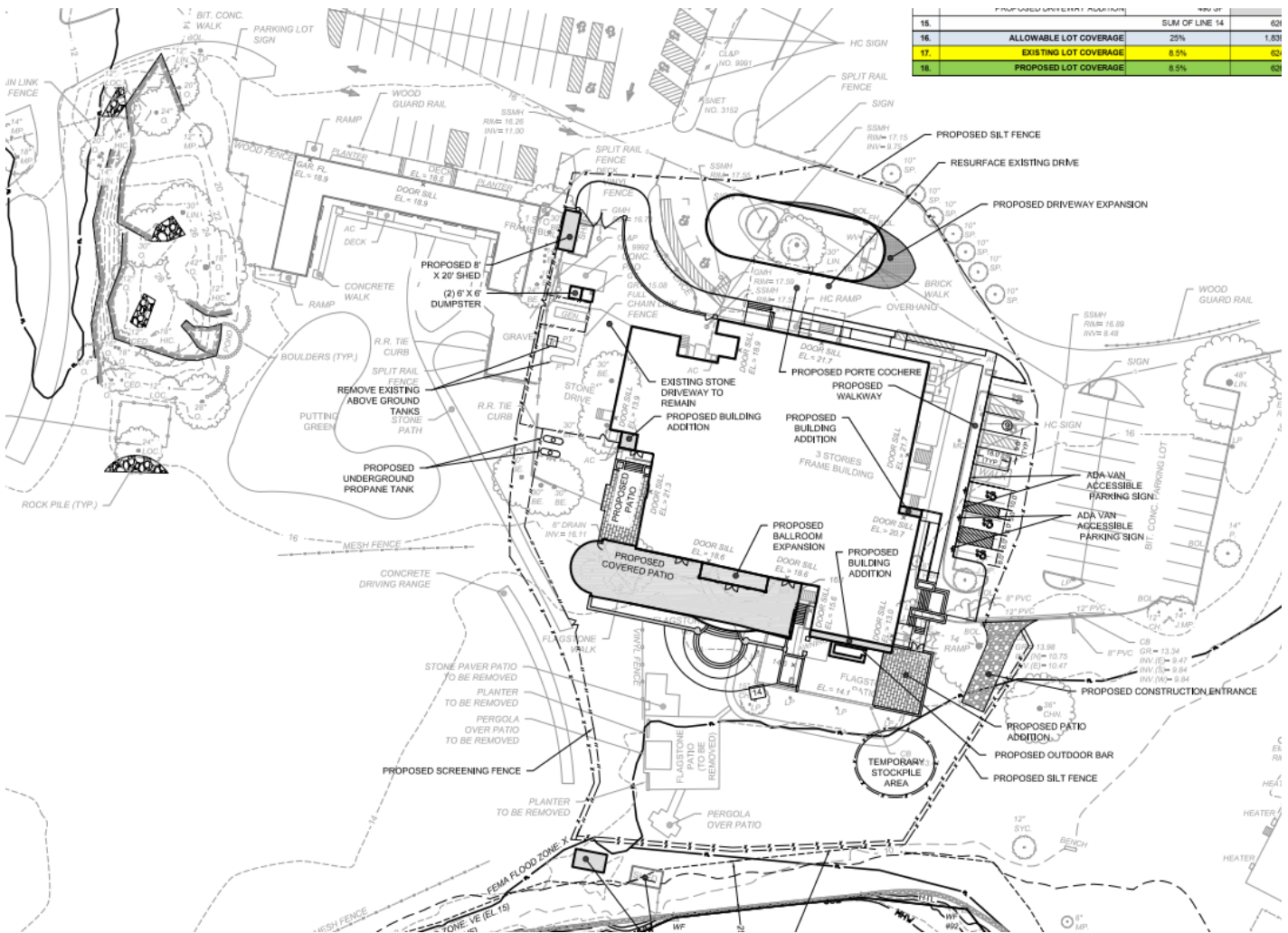




Fig. 2. Front view of The Inn at Longshore, Existing Conditions



Fig. 3. Entry Approach, The Inn at Longshore, by Ken Nadler, 9/12/24, Proposed Conditions



Fig. 4. Rear view of The Inn at Longshore, *Existing Conditions*



Fig. 5. Rear view of The Inn at Longshore, *Existing Conditions*





Fig. 6. Rear Terrace - The Inn at Longshore, by Ken Nadler, 9/12/24, *Proposed Conditions*



Fig. 7. Side view of Restaurant and Terrace, *Existing Conditions*



Fig. 8. (Left) Side Elevation, The Inn at Longshore, by Ken Nadler, 9/12/24, *Proposed Conditions*

SCALE: 1/4" = 1'-0"





## ANALYSIS

Data Table:

	Existing	Proposed	Required/Allowed
<b>Gross Lot Area:</b>	168.95 Acres (7,359,462 SF)	No change	2-Acres
<b>Net Lot Area:</b>	Not provided	Not provided	N/A
<b>Total Coverage:</b>	624,839 SF 8.5%	626,370 SF 8.5%	1,839.866 SF 25%
<b>Setbacks:</b>			
<b>Front</b>	>50'	>50'	50'
<b>Sides</b>	>50'	>50'	50'
<b>Rear</b>	>50'	>50'	50'
<b>Height and Stories :</b>	3-Stories, <40' ht.	No change	3 Stories 40'

### Analysis/Considerations

Excavation and fill activities are permitted. Certain activities are exempt from review when associated with other proposed activities as listed in §32-8.1 and §32-8.3, Excavation and Fill activities must conform to the standards listed in §32-8.

Excessive fill is not permitted. Excessive fill is defined as an amount greater than that required to raise a parcel ten feet above or below the existing natural grades over an area equal to 50% of the allowable total coverage in the respective zones per §32-8.2.1.

The proposed activity is permitted and will not represent excessive fill as illustrated below:

Lot area (7,359, 462 SF x 50% of 25% Coverage (0.125) = 919,933 x 10 = 9,199,330 / 27 = **340,716 CY of cut/fill allowed; a total of 15 CY is proposed**

§32-8.2.3 states that no portion of any lot shall be filled or excavated to a height or depth greater than ten (10) feet above or below the existing natural grade. The plan conforms to these requirements.

The regrading may not exceed a five (5) horizontal to one (1) vertical (20%) slope unless approved by the Town Engineer per §32-8.3.2. In addition, the regulations state that there shall not be any grading or slope changes within five (5) feet of any lot line. The plan conforms to all these requirements.

§32-8.4 requires a restoration plan showing final grading and landscaping. As described under the General Erosion and Sediment Control Notes on the Site Development Plan prepared by LANDTECH revised 9/16/24, “#2. Land disturbance will be kept to a minimum; restabilization will be scheduled as soon as practical.”

#### Coastal Review

[Connecticut General Statutes §22a-105](#) requires the Planning and Zoning Commission determine whether the project is consistent with the Coastal Area Management (CAM) Act due to the property’s location within the Coastal Boundary established by the State of Connecticut. The Coastal Boundary is generally considered to be a one-thousand linear setback measured from the mean high water mark in coastal waters. The applicant submitted a [Coastal Application](#), a [Site Development Plan](#), as well as a [Stormwater Management Report](#). Stormwater collection and retention will be provided. The plans indicate the Water Quality Volume (WQV) will be retained in the proposed subsurface drainage from the proposed improvements. The drainage report describes runoff from the proposed terrace and patio additions will be captured by

system of downspouts, channel drains, and collection piping and directed to the proposed underground detention system.

The following coastal resources are present on site or off site but within the influence of the project: General Resources, Coastal Hazard Areas, Coastal Waters, Shorelands, Intertidal Flats, Nearshore Waters, Shellfish Areas, and Tidal Wetlands.

Flood Zone:

Whereas portions of the property are within the 100-year Flood Zone, the area of the Inn at Longshore is outside the 100-year Flood Zone, in Zone X; no applicable FEMA standards.

Sediment and Erosion Controls:

Sediment and erosion controls will be provided as shown on the Site Development Plan. Comments from the Conservation Director dated 3/29/24, submitted when the §8-24 Municipal Improvement was under review, include recommendations the applicant be responsible for the hiring of a 3<sup>rd</sup> party site monitor who would provide weekly or monthly reports during major construction activities noting areas of concern, erosion, or required maintenance of sediment and erosion controls.

Stormwater Management:

The drainage report describes the Coverage increase will be captured by a system of downspouts, channel drains, and collection piping and directed to the proposed underground detention system. The Zoning Chart on the Site Development Plan details the proposed Coverage equals a net increase of 2,531 SF, but the site is and will remain at 8.5% Total Coverage with 25% allowed.

Vegetated Buffer:

The Office of Long Island Sound Program Fact Sheet for Vegetated Buffers, by the Connecticut Department of Environmental Protection states the following:

*“Buffers protect resources from adjacent development by reducing the adverse effects of human activities on natural resources including wetlands and surface waters. They protect water quality and temperature, control erosion and trap sediment, protect and provide wildlife habitat, reduce the effects of flooding, reduce the potential for direct human disturbance of sensitive resources, and maintain aesthetic diversity and recreational value. A buffer provides a mosaic of interdependent functions. Installation of a buffer area can also lessen lawn maintenance requirements by reducing the area of manicured landscapes.”*

The Department of Environmental Protection Office of Long Island Sound Fact Sheet on Vegetated Buffers suggests:

*“Large buffers (e.g. 100 feet or greater in width) provide the best protection for water quality by buffering temperature changes and improving control of erosion, sedimentation and pollution. However, even a narrow buffer (15 to 30 feet in width) can be effective under certain conditions.”*

The Saugatuck River is 190' south of the Inn. Lawn exists between the Inn and the River. The [landscape plan prepared by Wesley Stout Associates dated 9/23/24](#) showing salt-tolerant plantings will be installed to assist in filtering pollutants from the lawn before reaching the coastal resources.

Summary of Coastal Review:

P&Z staff concludes the application may be considered consistent with the goals and policies of the CAM Act with the drainage improvements proposed, and landscaping plan to be submitted with the Site Plan. P&Z staff recommends the Commission find the project consistent with the CAM Act with the recommendation a landscape plan be submitted when the Site Plan application is filed, to mitigate

potential adverse impacts to coastal resources, as agreed to by the applicant. The Commission may also want to recommend the applicant be responsible for hiring an independent site monitor to provide reports noting any areas of concern during major construction activities as recommended by the Conservation Director.

### Other

Supplemental information submitted by the applicant on 11/11/24 in response to Recommendations #2-7 from the Positive §8-24 Report issued on 5/7/24 are shown in red below:

#### *Recommendations:*

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 allow for more natural light.*

*The architectural plans have been reviewed at multiple ARB Hearings and in collaboration with Board members have received ARB's recommendation for approval.*

3. *The Commission recommends, and the applicant agreed, as part of the Site Plan submission, to:*
  - A. *Provide information to the Planning & Zoning Dept. 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. Once a contractor has been selected, we will provide that information. In the interim you can use Michael Ryan a Principal of Longshore Hospitality at 203.984.9830 or Emma Roja's cell.*
  - B. *Provide a Site Plan overlay to better illustrate the changes between existing and proposed conditions. We will prepare an overlay as an exhibit and present it at the PZ hearing.*
  - C. *Confirm the proposed conditions encompass all required improvements listed as part of the "Improvement Project" in the current lease. We have a "lease line" on our site plan indicating the limits of the area leased from the Town by Longshore Hospitality. All the proposed improvements are within that lease line. We can address that further at the PZ hearing.*
  - 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. We can address that further if additional measures are required beyond the Town Ordinance which prohibits construction accompanied by noise between the hours of 8:00 PM and 7:00 AM on weekdays and between the hours of 8:00 PM and 9:00 AM on Saturday, Sunday and legal holidays.*
  - 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. Our Site Improvement Plans and Storm Water Management Report*



recommends water quality measures, and our CAM report indicated there are no adverse impacts to the coastal resources from the proposed site and building improvements

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. An administrative approval from Conservation has not been issued yet. However, I have attached a memo herewith from [Colin Kelly Conservation Director](#) that prior to the issuance of the Zoning Permit he is prepared to issue an administrative Approval for the WPLO.*

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. Our office will prepare a construction once PZ approval is granted and prior to seeking the Zoning Permit.*

*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.*

*Our office is prepared to coordinate the hiring and collaborating with an independent Site Monitor. In some instance similar to the Longshore Project, where there is limited site disturbance the Conservation office has allowed our office to provide the Site Monitor*

4. *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." TBD by the P&Z*

### Standards for Review

The Planning and Zoning Commission may approve, approve with modifications, or deny the application. Reasons must be provided. §44-5 lists the Site Plan Standards and Objectives the Planning and Zoning Commission should consider in reviewing the application, including:

- §44-5.1, *Public Safety;*
- §44-5.2, *Traffic and Pedestrian Access;*
- §44-5.3, *Circulation and Parking;*
- §44-5.4, *Landscaping and Screening;*
- §44-5.5, *Lighting and Noise;*
- §44-5.6, *Public Health; and*
- §44-5.7, *Function-and Appearance.*

§44-6 lists the Special Permit Standards the Commission should consider:

*"In reviewing a Special Permit application or an application for a change in a Special Permit use, the Commission shall consider all the standards contained in §44-5, Site Plan Standards and Objectives, herein,*

*and shall take into consideration the public health, safety and general welfare and may prescribe reasonable conditions and appropriate safeguards to assure the accomplishment of such standards and objectives. In granting any Special Permit, including any change in a Special Permit Use, the Commission shall determine that the proposed use conforms to the overall intent of these regulations and shall consider each case whether proposed use will:*

1. *Be in conformance with the Plan of Conservation and Development;*
2. *Not prevent or inhibit the orderly growth and development of the area;*
3. *Not have a significant adverse effect on adjacent areas located within the close proximity to the use;*
4. *Not interfere with pedestrian circulation;*
5. *Not have a significant adverse effect on safety in the streets nor unreasonably increase traffic congestion in the area, nor interfere with the pattern of highway circulation;*
6. *Not have a significant adverse effect on historical, archeological and/or paleontological sites;*
7. *Preserve important open space and other features of the natural environment related to the public health, safety and welfare;*
8. *Not obstruct significant views which are important elements in maintaining the character of the Town or neighborhood for the purpose of promoting the general welfare and conserving the value of buildings;*
9. *Not have a significant adverse effect on storm drainage, sewage disposal or other municipal facilities;*
10. *Be in scale with and compatible with surrounding uses, buildings, streets and open spaces."*

### **Public Hearing and Notice to the Public**

The applications will be reviewed at a remote public hearing of the Planning and Zoning Commission. The Town of Westport provides access to public hearings in real-time, by live stream on the Town's website, and by broadcast television on Optimum Govt. Access Channel 79. Additionally, anyone can join the remote meeting by accessing the meeting link published on the agenda prior to the meeting. Meeting agendas are available at [www.westportct.gov](http://www.westportct.gov) on the "[Meeting List and Calendar](#)" web page. Additionally, an email address is listed on the notice and agenda to receive public comments prior to the meeting at [PandZ@westportct.gov](mailto:PandZ@westportct.gov) and interested parties may "join" the meeting and offer live testimony during the meeting as the Zoom meeting link is published on the meeting agenda in advance of the meeting.

The applicant submitted a Certificate of Mailing as proof that neighbors within a 250' radius of the subject property were notified upon application submission, in accordance with §44-1.2. To date, the Planning & Zoning Department has not received any comments.

### **Conclusion**

The application appears to comply with all applicable zoning standards and is consistent with the following goal contained in Chapter 4, *Maintain and Enhance Community Character*, of the 2017 *Plan of Conservation and Development*.

*"[D]rainage changes associated with new development (or redevelopment of sites in existing neighborhoods) is another common issue or concern. Houses that have existed for years without drainage problems can be affected by... regrading of adjacent properties that no longer intercepts*

*rainfall, diverts water onto them, or changes the groundwater table so that soils become saturated.”*  
 (Page 35)

**Considerations**

The Commission should consider whether they want to require, as stated the finding in the Positive §8-24 Report issued on 5/7/24, that 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.

**CONCLUSION**

**Prior to issuance of a Zoning Permit**, assuming the application is approved, the applicant should:

1. Obtain final Aspetuck Health District approval for restaurant use; and
2. Obtain final approval from the Engineering Department; and
3. Obtain final approval from the Conservation Department.

**Department Comments**

Aspetuck Health District:	The Aspetuck Health District recommended <a href="#">approval on 10/23/24</a> subject to final signoff to be obtained prior to issuance of a Zoning Permit.
Architectural Review Board:	The <a href="#">9/24/24 meeting minutes</a> describe the <i>“Board members were disappointed with the design changes but understood the financial constraints. Applicants were asked to provide details about the roll down screens on the rear terrace.”</i>
Building Official:	<a href="#">The 10/13/24 comments</a> conclude, <i>“I did a preliminary plan review for the project and did a walk though at the site. I don’t have any comments regarding the building code at this time.”</i>
Conservation Dept.:	<a href="#">Comments dated 8/2/24</a> conclude the project is eligible for Administrative Approval prior to issuance of a Zoning Permit.
DPW Engineering:	<a href="#">Comments dated 10/25/24</a> describe:  <i>“The proposed plans for 260 Compo Road South, PZ-24-00610, do not impact the previous Engineering Department requirements of comments provided for PZ-24-00145 or PZ-24-00420.</i>  <i>While the granting of this approval is at the discretion of the Commission, we found no issues in our review that would preclude such action.”</i>
Fire Marshal:	<a href="#">The FMO’s comments dated 10/23/24</a> indicate they have no objection.
Parks & Rec.:	<a href="#">Comments dated 10/23/24</a> state:  <i>“Having just met with Michael Ryan yesterday, we discussed the location of the silt fencing shown on Site Development Plan sheet c.1 and c.2. On the current sheets, the silt fencing blocks the roadway restricting vehicular traffic. Also, we discussed the minimum setback of their fence along the</i>



	<i>driving range to accommodate ADA golf cart access. Currently shown as 3'. We agreed to 6' minimum access.</i>  <i>Other than these changes, Parks &amp; Recreation has no further comments."</i>
Police Department:	<a href="#"><u>"No comments," 10/23/24</u></a>
Tax Assessor:	Referral sent.
Town Attorney:	<i>"No comment from legal." 11/11/24</i>