



**Town of Westport**  
 Planning and Zoning Commission  
 Town Hall, 110 Myrtle Avenue  
 Westport, CT 06880  
 Tel: 203-341-1030 Email: [pandz@westportct.gov](mailto:pandz@westportct.gov)  
[www.westportct.gov](http://www.westportct.gov)

November 12, 2024

**SPECIAL NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING:**

Pursuant to State law there will be no physical location for this meeting. This meeting will be held electronically and live streamed on [www.westportct.gov](http://www.westportct.gov) and/or shown on Optimum Government Access Channel 79. The public may attend and offer testimony during the meeting by using the meeting link published on the agenda prior to the meeting. The meeting agenda is available at [www.westportct.gov](http://www.westportct.gov) on the "Meeting List and Calendar" web page. Written comments may also be received prior to the Public Meeting and should be sent to [PandZ@westportct.gov](mailto:PandZ@westportct.gov) by 12:00pm on the day of the meeting if intended to be distributed for consideration by members of the Planning and Zoning Commission. Written comments received after 12:00pm on the day of the meeting will be entered into the record but will not be distributed until the next business day. Meeting materials submitted are available at [www.westportct.gov](http://www.westportct.gov), on the Planning and Zoning Department web page under "P&Z Pending Applications & Recent Approvals".

**Instructions to Attend ZOOM Meeting:**

Phone: + 1 646 876 9923 US (New York)

Meeting ID: 841 3531 7399

Passcode: 934753

ZOOM Link: <https://us02web.zoom.us/j/84135317399?pwd=VUcwZm1uYjJ2b1djOEFscEFqQVUvQT09>

**AGENDA**

**PLANNING & ZONING COMMISSION MEETING**

**Monday, November 18, 2024, 6:00pm**

**Remote Meeting**

**I. WORK SESSION**

*(The following will be discussed and voted on as time permits. The public may observe the work session but may not participate.)*

1. **1460 Post Rd E:** Pre-Application Review submitted by Nicholas Tamborrino to discuss permitting "Hybrid" (Medical/Recreational) marijuana sales at Bluepoint Wellness, which is limited to sell Medical Marijuana per §32-25 on property in the Residence GBD zone, PID #H09019000. **Application Presentation Time: 5 Minutes**



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## II. PUBLIC HEARING

*(The following will be discussed and voted on as time permits. The public may observe and participate at the public hearing.)*

2. **260 Compo Rd S:** Special Permit/Coastal Site Plan Appl. #PZ-24-00610 submitted by Peter Romano, LANDTECH on behalf of the Town of Westport for Special Permit/Coastal Site Plan requested for interior and exterior renovations to the Inn at Longshore described by the applicant on property in the Residence AAA/AA zone, PID #C04001000. **Application Presentation Time: 10 Minutes**

## III. WORK SESSION

*(The following will be discussed and voted on as time permits. The public may observe but may not participate.)*

### **New Business:**

3. **14 Owenoke Park: Coastal Site Plan Appl.** PZ-24-00599 submitted by to construct a 2-story single family residence compliant with the flood zone regulations. Additional improvements include a new driveway, subsurface drainage system, and tidal wetland buffer plantings on property in the Residence A zone, PID #D03002000.

### **Old Business:**

4. *(Application closed on 11/4/24. No decision rendered)* **Text Amendment #847:** #PZ-24-00630 submitted by the Planning and Zoning Commission, to modify Sec. 5-2 of the Zoning Regulations for Front Lot Line and Street Line by specifying that when a right-of-way for a street is part of a lot, the Front Lot Line and Street Line is the boundary of said right-of-way. A copy of the text amendment is available on-line at [www.westportct.gov](http://www.westportct.gov) on the Planning & Zoning Office web page under "P&Z Pending Applications & Recent Approvals." A copy may also be viewed at Town Hall, 110 Myrtle Ave., in the Town Clerk's Office and Planning & Zoning Office.  
Sitting on this application: PL, Mike C, Michael C, AW, PZ, BI (for NC)