

# Memorandum

**To:** Larry Bradley, Planning & Zoning Director

**From:** Michelle Perillie, Planning Assistant

**Date:** April 1, 2003, Revised 11/13/24

**Re:** 134 Cross Highway, Wakeman Town Farm – Zoning History

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April 11, 1955 Subdivision map approved by the Planning & Zoning Commission for 19 lots as shown on Westport Land Record Map #3916

April 11, 1956 Isaac Wakeman sold 10 lots to the Town of Westport for \$100.

June 3, 1955 Subdivision map approved by the Planning and Zoning Commission for 14 lots as shown on Westport Land Record Map #3958.

Sept. 14 1970 Isaac and Pearl Wakeman sold 17.2 acres to the Town of Westport.

June 1988 Historic Resources inventory by the Connecticut Historical Commission states that, *“The picturesque vernacular house was built about 1900 from a carriage barn that originally stood on the north side of Cross Highway, across from its present location. The farm was owned by Joseph Meeker and then his son Augustus Meeker, who moved the barn and converted it. It replaces an earlier house that burned. In 1908 John Wakeman purchased the farm from Mary Meeker. Wakeman moved from his farm in the Compo Hill area and ran a dairy and onion farm on acreage that was located on both sides of Cross Highway. The non-existent onion barns were on the north side. The Wakemans gave up their onion cultivation by 1920, and the cows were sold off after World War II. The family then expanded its poultry operation, and about 1960 they moved from chicken farming to rowing vegetables. After John Wakeman’s death, the farm passed to his son Isaac, the current occupant, in 1928. The ca. 1920 chicken houses and equipment sheds survive, both onion barns have been removed.”*

Jan. 23, 1991 Newspaper article from the Westport News states that the First Selectman Doug Wood was proposing to sell a five (5) lot subdivision on Whippoorwill lane, part of the Wakeman farm, in order to pay for the town’s purchase of Baron’s property. Supposedly, there was a promise by First Selectman John Kemish to preserve the entire 41-acre farm as open space.

March 13, 1991 Newspaper article from the Westport News discussed the handshake which supposedly happened which secured the use of the land as open space. Mr. Kemish stated that there were no absolute commitments to the Wakemans and that he could not have made such a commitment beyond his own term of office unless it was in writing and approved by the Board of Finance and RTM. The article also states that the town bought the entire farm for \$350,000

- 2000 The book entitled, "*Westport Connecticut: The Story of a New England Town's Rise to Prominence*" By Woody Klein discusses the Wakeman Farm. The Wakeman family had owned the farm since 1900. Born on December 29, 1911, "Ike" Wakeman came from a long line of Wakemans which first came to America in 1630.
- Nov 27, 2000 Letter written to the Westport Historical Society from Melinda Constantino stating that she would like to have her grandparent's house considered a historical landmark.
- Dec. 20, 2000 Letter written to Melinda Constantino from Sheila O'Neill, Westport Historical Society, stating that she should contact Peter Jennings Chairman of Jennings Trail about including the home on the Jennings Trail.
- Feb. 7, 2001 Letter written to Melinda Constantino from Peter Jennings stating that she should contact the Historic District Commission.
- Dec. 29, 2002 Letter written to the Westport Historic District Commission from Melinda Constantino discussing her desire for her grandparent's house to be considered a historic landmark.
- Jan. 8, 2003 Letter written to Melinda Constantino from Katherine Barnard stating that she would forward the request to the Historic District Commission members to determine if they are interested in pursuing the designation of Historic Landmark for the property at 134 Cross Highway.
- March 7, 2003 Memo to all town agencies from Katherine Barnard asking them for comments on the request to designate the property a local historic property. She explains that if this designation is given any future changes to the property and the structures would need to receive a Certificate of Appropriateness from the HDC.
- June 13, 2003 The Planning and Zoning Commission voted to support the property being designated as a Local Historic Landmark.
- Nov 11, 2003 The RTM voted to designate the property as a Local Historic Landmark.
- Oct. 15, 2009 The Planning & Zoning Commission issued a positive 8-24 report to the First Selectman to permit the lease of the property at 134 Cross Highway to Green Valley Initiative (GVI) for use as a farm and a single family residence.
- Jan. 13, 2010 Zoning Permit #37198 was issued for renovations to the existing structure. A ZCC for this permit was issued on August 18, 2010.
- April 7, 2011 The Planning & Zoning Commission approved a Site Plan/Special Permit (#11-016) to allow a 20' X 27' (540 SF) classroom in the existing farm house to conduct workshops and classes to educate the public pursuant to §11-2.2.7 of the Westport Zoning Regulations as a Community Cultural Use utilizing 9 pre-existing parking spaces.
- Feb. 11, 2014 The Zoning Board of Appeals approved variance #7247 for total coverage to allow for the construction of two accessory structures, a goat shed and a small greenhouse.

- June 23, 2015 The Zoning Board of Appeals approved variance #7400 for total coverage for the expansion of the existing farm house to permit the construction of an expanded classroom and porch.
- July 9, 2015 The Planning and Zoning Commission issued a Positive §8-24 Report to the First Selectman for the expansion of the existing farm house to permit the construction of an expanded classroom and porch, as approved by the ZBA per Case #7400.
- July 9, 2015 The Planning and Zoning Commission granted Special Permit/Site Plan approval pursuant to Res. #15-032 for the expansion of the existing farm house to permit the construction of an expanded classroom and porch, as approved by the ZBA per Case #7400.
- July 15, 2024 The Planning and Zoning Commission issued a Positive §8-24 Report to the First Selectwoman for renovations and expansion to the existing barn, submitted by LANDTECH Application #PZ-24-00356.
- Oct. 29, 2024 The Zoning Board of Appeals granted a Variance for Total Coverage to renovate and expand the existing Wakeman Town Farm barn.