



RE: Text Amendment #846 RE: Outdoor Eating Areas in Residential Districts

From Nicholas R. Bamonte <nbamonte@berchemmoses.com>

Date Thu 11/14/2024 11:54 AM

To Perillie, Michelle <mperillie@westportct.gov>

Cc Young, Mary <maryyoung@westportct.gov>

 3 attachments (43 KB)

Outlook-pep4onwa; Outlook-imigmdn; 846 Revision by MYoung on 11-07-24.docx;

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Hello Michelle:

As discussed, our office has reviewed the proposed staff alterations to Text Amendment 846 and we have no legal objections.

Nick



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From: Young, Mary
Sent: Thursday, November 7, 2024 3:13 PM
To: Nick Bamonte <nbamonte@berchemmoses.com>
Cc: Perillie, Michelle <mperillie@westportct.gov>
Subject: Text Amendment #846 RE: Outdoor Eating Areas in Residential Districts

Good afternoon Nick,

As Michelle shared with you, the P&Z Commission held back on adopting Text Amendment #846 prepared by Eric Bernheim on behalf of Old Mill Grocery and Deli, pending staff preparing modified text to use in Sec. 32-20 item 6, Setbacks and Coverage. The Commission specifically requested the Town Attorney review it before presenting it to the Commission at their next meeting (11/18/24).

Please review the attached document offering Alternate language in Sec. 32-20 item 6 designed to address:

1. Michael Calise's request to separate the first two sentences describing what standards apply in non-residential districts and residential districts; and
2. Michael Calise's request to scale back the proposed 0' setback exemption in residential districts and substitute with something more restrictive (must be within 25' of the building); should The Porch at Christies someday expand, he didn't want their outdoor eating areas too close to adjacent homes. The applicant advised his clients can work with the suggested 25' standard.

Thank you for your review and reply.
Mary

Mary Young

Planning and Zoning Director

(203) 341-1078



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