



WESTPORT

Town of Westport
Zoning Board of Appeals

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November 15, 2024

Attorney Joel Z. Green
Green & Gross, P.C.
1087 Broad Street
Bridgeport, CT 06604

RE: CASE # ZBA-24-00496
ADDRESS: 222 Hillspoint Road
OWNER OF PROPERTY: Soundview Empowerment Alliance Inc

Dear Attorney Green,

This is to certify that at the work session of the Zoning Board of Appeals held on November 12, 2024, it was moved by J. Ezzes and seconded by S. Gordon to adopt the following resolution:

RESOLVED: 222 Hillspoint Road: #ZBA-24-00496 by Joel Z. Green, Esq. on behalf of property owners 227 Hills LLC of 227 Hillspoint Road, Hillspoint Cove LLC of 223 Hillspoint Road and Ellen van Dorsten of 216 Hillspoint Road, appealing the decision of Mary Young, Planning and Zoning Director, to sign the "Liquor Permit Application: Local Official Approval Addendum" submitted by Romanacci Compo LLC providing Zoning Authority Approval for a "Café (LCA)" Liquor Permit located upon the subject property is hereby **DENIED**, and the action of the Planning and Zoning Director is upheld, located in Residence B district, PID# E04050000.

This appeal was denied because the Zoning Board of Appeals weighed the evidence and made the following findings:

- The Planning and Zoning Commission adopted Text Amendment #843 on 6/3/24, effective 6/17/24.
- Text Amendment #843 modified the definition for Retail Food Establishment in §5-2 as well as §31-9, Liquor Establishments, to allow alcoholic beverages for on-premise consumption for existing Retail Food Establishments located in the Residence B District.
- Romanacci Compo Beach, LLC has the right, and is acting act their own risk, to seek a Liquor Permit, while the merits of Text Amendment #843 are under appeal to Superior Court by the same litigants who filed this appeal to the Zoning Board of Appeals.

The appellant has failed to persuasively prove to the Board that the staff issued the liquor permit in error or contrary to applicable regulations.

VOTE:

AYES	-5-	Ezzes; Hopson; Scordato; Newman; Gordon
NAYS	-0-	
ABSTENTIONS	-0-	

Yours Truly,



James Ezzes, Chairman
Westport Zoning Board of Appeals