



Town of Westport
Planning and Zoning Commission
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To be posted in the Norwalk Hour on:
Thursday, November 21, 2024

LEGAL NOTICE OF DECISION

Notice is hereby given that at a meeting held on **November 18, 2024**, the Westport Planning and Zoning Commission took the following action:

1. **APPROVED WITH MODIFICATIONS: Text Amendment #846:** #PZ-24-00565 submitted by Eric Bernheim Esq., FLB Law, to modify Sec. 5-2 of the Zoning Regulations for Retail Food Establishment Outdoor Eating Areas; to modify Section 31-9, Liquor Establishments, and Sec. 32-20, Special Requirements for Outdoor Eating Areas, to expand the Outdoor Eating Area and Liquor Establishment regulations so they may apply to existing Retail Food Establishments operating in a Residence Zone. **Effective Date: 12/12/24**
2. **APPROVED: 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.
3. **APPROVED: 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 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. **Effective Date: 12/12/24**

Dated at Westport, Connecticut this 20th day of November 2024 Paul Lebowitz, Chairman, Planning and Zoning Commission.