



Town of Westport
Planning and Zoning Commission
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LEGAL NOTICE OF DECISION

Notice is hereby given that at a hearing held on **June 20, 2019**, the Westport Planning and Zoning Commission took the following action:

1. **DENIED: 46 Compo Mill Cove:** Appl. #19-009 by Peter Romano for property owned by Summer & Spring, LLC for a CAM Site Plan approval for an existing shoreline flood and erosion control structures installed without prior approvals for property located in Residential A zone, PID #E04093000.
2. **DENIED: Text Amendment #760:** Appl. #18-079 submitted by Summit Saugatuck LLC affiliated with Summit Development as represented by Attorney Timothy Hollister of Shipman & Goodwin, LLC for a new zoning district §19C, Saugatuck Village District, or SV District, with associated zoning standards, allowing multi-family dwelling units (rentals), no greater than 2-bedrooms in size, with 30% of the units deed restricted as affordable housing as defined in §8-30g of the Connecticut General Statutes, at a density of 22-units per acre, in buildings up to 62-feet and 5-stories in height (except when located above underground parking), with 100' of frontage on Hiawatha Lane or Hiawatha Lane Extension, where connection to public water and public sewer is available, on properties at least 6 acres, but less than 11 acres in size, inclusive of private rights-of-way, subject to Site Plan approval by the Planning and Zoning Commission. This Text Amendment application is proposed in combination with a Map Amendment application to rezone property to the SV District and it is proposed in combination with a Coastal Site Plan application to develop property utilizing the proposed SV District standards; all three applications are considered part of a single Affordable Housing Development proposal submitted pursuant to §8-30g of the Connecticut General Statutes.

3. **DENIED: Map Amendment #761:** Appl. # 18-080 submitted by Summit Saugatuck LLC affiliated with Summit Development as represented by Attorney Timothy Hollister of Shipman & Goodwin, LLC for property owned by Saugatuck Summit LLC, Anne M. Mantia, Estate of Crystal Christensen, Hannelore Walsh, Frank P Bottone and David H Ogilvy, to rezone property from §14, Residence B to §19C, Saugatuck Village District, or SV District, a proposed zoning district. This Map Amendment application is proposed in combination with a Text Amendment application to create §19C, Saugatuck Village District or SV District, and it is proposed in combination with a Coastal Site Plan application to develop the properties utilizing the SV District standards; all three applications are considered part of a single Affordable Housing Development proposal submitted pursuant to §8-30g of the Connecticut General Statutes. The property affected by this proposed Map Amendment is described as follows: 8.8 acres, comprised of 28, 36, 38, 39, 41, 42, 43, 44, 45, and 47 Hiawatha Lane and Hiawatha Lane Extension; Parcel A05/Lot 4; Parcel A05, Lot 5; the road bed of Hiawatha Lane Extension on the south side of Lots 38-42-44; and a portion of the road bed of Hiawatha Lane abutting the eastern boundary of Lot 38. A metes and bounds description and a map illustration of these parcels are contained in Summit Saugatuck's November 16, 2018 application, Tabs 12 and 16, on file with the Westport Planning and Zoning Office.
1. **DENIED: 28, 36, 38, 39, 41-45, 47, Parcel A0/Lot 4, and Parcel A05/Lot 5 Hiawatha Lane and Hiawatha Lane Extension, the road bed of Hiawatha Lane Extension on the south side of 38-42-44, and a portion of the road bed of Hiawatha Lane abutting the eastern boundary of 38 Hiawatha Lane, including the private road bed of Hiawatha Lane, from its intersection with Davenport Avenue where utility installation is proposed:** Coastal Site Plan Application #18-081 submitted by Summit Saugatuck LLC affiliated with Summit Development as represented by Attorney Timothy Hollister of Shipman & Goodwin, LLC for property owned by Saugatuck Summit LLC, Anne M. Mantia, Estate of Crystal Christensen, Hannelore Walsh, Frank P Bottone and David H Ogilvy, for approval of a 187-unit multi-family rental development in five new buildings with associated site improvements; and a mainline connection to the public sewer. This Coastal Site Plan application is proposed in combination with a Text Amendment application to create §19C, Saugatuck Village District or SV District, and it is proposed in combination with a Map Amendment application to rezone the properties to the SV District; all three applications are considered parts of a single Affordable Housing Development proposal submitted pursuant to §8-30g of the Connecticut General Statutes.

The above items were granted/approved/denied with conditions and or reasons, which are on file with the Planning and Zoning Office in Town Hall at 110 Myrtle Avenue, Westport, CT.

Dated at Westport, Connecticut this 28st day of June, 2019
Paul Lebowitz, Chairman, Planning and Zoning Commission