



Town of Westport
Planning and Zoning Commission
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Tel: 203-341-1030 Fax: 203-454-6145
www.westportct.gov

CONTINUATION NOTICE

At the Public Hearing of the Planning and Zoning Commission on **July 11, 2019** the items below were continued to **July 25, 2019** at **7:00 P.M.**

- 1. Text Amendment #772:** Appl. #19-027 by 1480 PRE Associates, LLC. to modify §32-12 of the Westport Zoning Regulations, Inclusionary Two-Family and Multi Family Dwellings to create a new subsection §32-12.2.3 to: allow a density and bedroom increase on lots located in both the General Business District and Residence A District when an existing non-conforming contractor's yard will be abandoned by a proposed multi-family use; to exclude residentially zoned lot area when measuring gross lot area for purposes of determining allowable density and bedrooms; and to exempt any dwelling units created from the restrictions listed in §4-5, Maximum Allowable Multi-Family Dwellings. The amendment also proposes a new subsection §32-12.7.2.4 to eliminate the requirement for a non-residential use on sites when an existing non-conforming contractor's yard will be abandoned by a proposed multi-family use. The amendment additionally proposes modifications to §32-8, Excavation and Filling of Land, to add language to subsection §32-8.3.2 to allow for grading or slope changes within five feet of a lot line when associated with landscaped berms to provide screening to adjacent properties, and to add language to §32-8.2.3 to allow an exemption from the fill / height ratio of 0.02 for fill associated with landscaped berms to provide screening to adjacent properties. A copy of the proposed text amendment is on file in the Westport Town Clerk's Office and is on file in the Westport Planning and Zoning Office
- 2. 1480 Post Road East:** Appl. #19-028 submitted by 1480 PRE Associates, LLC for a property owned by Alan Thoele for a Special Permit and Site Plan approval to create 32 dwelling units, and surface parking pursuant to proposed Text Amendment #772, and proposed modifications to §32-12, Inclusionary Two-Family and Multi Family Dwellings, and §32-8, Excavation and Filling of Land, located in the General Business District and Residence A District, PID#H09016000.

Dated: July 12, 2019