



**Town of Westport**  
**Planning and Zoning Commission**  
**Town Hall, 110 Myrtle Avenue**  
**Westport, CT 06880**  
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[www.westportct.gov](http://www.westportct.gov)

To be inserted  
in The Westport News  
On: August 2, 2019  
Friday

## **LEGAL NOTICE OF DECISION**

Notice is hereby given that at a hearing held on **July 25, 2019**, the Westport Planning and Zoning Commission took the following action:

1. **ADOPTED AS MODIFIED: 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 new subsections, including: 1) Add new §32-12.2.3 allowing a density and bedroom increase and allowing for exclusion of residentially zoned lot area when measuring gross lot area for purposes of determining allowable density and bedrooms, on lots located in both the General Business District and Residence A District when an existing non-conforming septic tank manufacturing company with associated contractor's yard will be abandoned by a proposed Multi-Family dwelling use; 2) Add new §32-12.7.2.4 eliminating the requirement for a non-residential use on lots located in both the General Business District and Residence A District when an existing non-conforming septic tank manufacturing company with associated contractor's yard will be abandoned by a proposed Multi-Family use; 3) Add new §32-12.12.4, requiring all Maximum Fill or Excavation Quantity standards listed in §32.8.2.3 shall be adhered to with the exception that a fill height ratio of up to 0.50 relative to the distance from the property line shall be permitted in the side and rear yard setbacks and within five-feet (5') of the property line in order to create a landscape feature designed to provide screening to adjacent properties for Inclusionary Two-Family and Multi-Family Dwellings on split-zoned lots located in both the General Business District and Residence A District when an existing non-conforming septic tank manufacturing company with associated contractor's yard will be abandoned by a proposed Multi-Family dwelling use; 4) Add new §32-12.12.5, requiring all standards listed in §32-8.3.2 shall be adhered with the exception that slopes of up to one vertical to two horizontal (1V:2H) shall be permitted in the side and rear yard setbacks and within five-feet (5') of the property line in order to create a landscape feature designed to provide screening to adjacent properties for Inclusionary Two-Family and Multi-Family Dwellings on split-zoned lots located in both the General Business District and Residence A District when an existing non-conforming septic tank manufacturing company with

associated contractor's yard will be abandoned by a proposed Multi-Family use; and 5) Add new §32-12.17, Sunset Provision, to limit applicability of the amendment. A copy of the text amendment is on file in the Westport Town Clerk's Office and is on file in the Westport Planning and Zoning Office. Effective Date: 8/6/19.

2. **GRANTED: 1480 Post Road East:** Appl. #19-028 submitted by 1480 PRE Associates, LLC for property owned by Alan Thoele located in the General Business District and Residence A District, PID#H09016000, for a Special Permit and Site Plan approval to create 32 dwelling units and surface parking pursuant to adopted Text Amendment #772 that modified §32-12, Inclusionary Two-Family and Multi Family Dwellings. Effective Date: August 8, 2019.
3. **GRANTED: 7 Side Hill Road,** Appl #19-039 by Andy Soumelidis of Land-Tech Consultants Inc., for property owned by Luis Urrea & Jennifer Lindstrom for a Special Permit and Site Plan, for excavation and fill activities that include grading for a property located in the Residence AA zone, PID # B11018000
4. **DENIED WITHOUT PREJUDICE: 715 Post Road East:** Appl. #19-020 by Laurel Fedor for property owned by William W. Taylor for Site Plan and Special Permit applications for excavation and fill and to construct a two-story office building and raised parking with a additional curb out on to Roseville Road, for property located in the Commercial GBD zone, PID#E09186000

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 2<sup>nd</sup> day of August, 2019  
Paul Lebowitz, Chairman, Planning and Zoning Commission