



Town of Westport
Planning and Zoning Commission
Town Hall, 110 Myrtle Avenue, Room 203
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LEGAL NOTICE OF HEARING

Notice is hereby given that the Westport Planning and Zoning Commission will hold a Public Hearing on **Thursday, September 12, 2019**, at 7:00 P.M. in Town Hall, 110 Myrtle Avenue to hear the following.

1. **Text Amendment #760: Appl. #18-079R** 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. 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. **Map Amendment #761** Appl. # 18-080R 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. A copy of the proposed map amendment is on file in the Westport Town Clerk's Office and is on file in the Westport Planning and Zoning Office. 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.

3. **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 #18-081R 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.

Text Amendment #760, Map Amendment #761, and Coastal Site Plan Application #18-081R are a "resubmission" pursuant to General Statutes Section 8-30g(h), which permits an applicant, in lieu of an appeal to court, to respond to "some or all of the objections or restrictions articulated by the [planning and zoning] commission" in its June 20, 2019 resolutions, which denied each of the three parts of the original application.

Public comments may be received during the Public Hearing and may be sent to the Planning and Zoning Commission at pandz@westportct.gov. The application files may be examined in the Planning and Zoning Office, Room 203, Town Hall. 110 Myrtle Avenue, Monday -Friday, 8:30a.m. to 4:30p.m.

Dated at Westport, Connecticut on this 30th day of August 2019 and 6th day of September 2019, Paul Lebowitz, Chairman, P&Z Commission.