



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

May 23, 2025

SPECIAL NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING:

Pursuant to State law there will be no physical location for this meeting. This meeting will be held electronically and live streamed on www.westportct.gov. This meeting will also be shown on Optimum Government Access Channel 79. The public may attend and offer testimony during the meeting by using the meeting link published on the agenda prior to the meeting. The meeting agenda is available at www.westportct.gov on the "[Meeting List and Calendar](#)" web page. Written comments may also be received prior to the Public Meeting and should be sent to PandZ@westportct.gov by 12:00pm on the day of the meeting if intended to be distributed for consideration by members of the Planning and Zoning Commission. Written comments received after 12:00pm on the day of the meeting will be entered into the record but will not be distributed until the next business day. Meeting materials submitted are available at www.westportct.gov, on the Planning and Zoning Department web page under "[P&Z Pending Applications & Recent Approvals](#)".

Instructions to Attend ZOOM Meeting:

Phone: + 1 646 876 9923 US (New York)

Meeting ID: 849 2904 0375

Passcode: 521369

ZOOM Link: <https://us02web.zoom.us/j/84929040375?pwd=Xccr6Yschel7TBTa5bHCCvdtQ908on.1>

AGENDA

SPECIAL PLANNING & ZONING COMMISSION MEETING

Monday, June 2, 2025, 6:00pm

Remote Meeting

I. PUBLIC HEARING

(The following will be discussed and voted on as time permits. The public may observe and participate at the public hearing.)

1. *(Continued from 3/10/25 and 3/24/25 with testimony received, continued on 3/31/25 without testimony to 4/7/25 and further continued to 4/28/25, 5/5/25, 5/19/25 and 6/2/25)* **601, 606, and 609 Riverside Ave, 91 and 96 Franklin St, 2 and 16 Railroad Place (The Hamlet at Saugatuck):** Special Permit/Coastal Site Plan #PZ-25-00067 submitted by Eric D. Bernheim, Esq. FLB Law, for property owned by Robert Sloat, Hanes Realty Corp, TGN Properties LLC, Railroad Place of Westport LLC, for Special Permit/Coastal Site Plan approval for a mix of non-residential, hotel and residential uses as part of an integrated site development, for property located in the General Business District/Saugatuck Marina (GBD/SM), PID # C06002000, B05101000, C05001000, B05097000, B05096000, C05003000, B05100000. *(Must close by 6/18/25 w/ 65 day ext)*

(Sitting Members: P. Lebowitz, N. Cohn, M. Cammeyer, P. Zucaro, A. Wistreich, M. Calise, B. Injeski)

2. *(Continued from 5/12/25 with testimony received and further continued to 6/2/25)* **Text Amendment #852 :** #PZ-25-00223 submitted by Richard W. Redniss, FAICP, to modify Sec 5, Specific Terms, to modify the Definition of Special Needs Individuals; to modify Sec. 32-

27, Special Needs Housing, to permit a General Development Plan on State and Town owned property and to authorize the Planning and Zoning Commission to reduce Setback up to five (5) feet on Town owned land; and Sec. 39A, Inclusionary Housing Overlay District, to permit offsite affordable housing at the discretion of the Planning and Zoning Commission with standards for review. 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.

(Sitting Members: P. Lebowitz, N. Cohn, M. Cammeyer, A. Wistreich, M. Calise, J. Bolton, P. Zucaro, B. Injeski)

3. *(Continued from 5/5/25 with testimony received and further continued to 6/2/25)* **980 Post Road E:** Special Permit/Site Plan Appl. #PZ-25-00086 submitted by Apple Montessori Schools, LLC, for property owned by Sterling Development Company of Connecticut, LLC, to convert an existing commercial building into a private school and to utilize an "Other" parking standard pursuant to Section 34-5 of the Zoning Regulations, located in the Highway Service District(HSD) and A district, PID #F09058000.

(Sitting Members: P. Lebowitz, N. Cohn, M. Cammeyer, A. Wistreich, M. Calise, J. Bolton, B. Injeski)

4. **11A River Oaks Rd:** Special Permit/Site Plan Appl. #PZ-25-00176 submitted by Dean E. Martin, P.E., for River One Building Co, LLC for Excavation and Fill, for single family dwelling, septic, and drainage, located in the Residence AA district, PID #F06004000.
5. **12 Evergreen Ave:** Special Permit/Site Plan Appl. #PZ-25-00225 submitted by Sean Gerrity of Glengate Company, for Boris and Christine Bystrov for Excavation and Fill related to construction of an approximately 20' x 40' inground gunite pool and stone retaining wall located in the Residence A district, PID #D10078000.

II. WORK SESSION

(The following will be discussed and voted on as time permits. The public may observe but may not participate.)

Old Business: None

New Business:

6. **Discussion of proposed modification to §5-2, Specific Terms,** to add a minimum 10 foot separation between an Accessory Dwelling Unit (ADU) and a principal dwelling excluding a covered walkway.