



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

June 10, 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: 810 3214 3310

Passcode: 322929

ZOOM Link: <https://us02web.zoom.us/j/81032143310?pwd=84oVBqSfmxzqmgxbGdu78JXLEOZEVR.1>

AGENDA

SPECIAL PLANNING & ZONING COMMISSION MEETING

Monday, June 16, 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, 6/2/25, 6/11/25, and 6/16/25) 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)

II. WORK SESSION

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

Old Business:

1. **13 Hyde Lane:** Special Permit/Site Plan Appl. #PZ-25-00299 submitted by the Town of Westport, property owner, for construction of a new Long Lots Elementary School, parking lot, multipurpose fields, playgrounds, basketball court, play area and drainage system and to permit non-exempt excavation and fill, for property located in the Residence A/AA district, PID #G10058000. *(Closed 6/9/25. Must decide by 7/14/25)*

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

New Business: None