



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

July 1, 2025

The following meeting of the Planning & Zoning Commission was held remotely using Zoom Technology

Planning & Zoning Commission Meeting

June 16, 2025

Remote Meeting

Meeting Started: 6:00 P.M.

P&Z Members in Attendance: Paul Lebowitz, Neil Cohn, Michael Cammeyer, Amy Wistreich, Michael Calise, John Bolton, Patricia Zucaro, Bre Injeski

Town Staff: Michelle Perillie, Planning and Zoning Director

I. WORK SESSION

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*)

P. Lebowitz, N. Cohn, M. Cammeyer, A. Wistreich, M. Calise, J. Bolton, P. Zucaro sat on this item.

Motion to Approve with conditions: N. Cohn (2nd M. Cammeyer)

Vote: (7-0) AYE: P. Lebowitz, N. Cohn, M. Cammeyer, A. Wistreich, M. Calise, J. Bolton, P. Zucaro

See Resolution attached

II. PUBLIC HEARING

2. **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*)

P. Lebowitz, N. Cohn, M. Cammeyer, A. Wistreich, M. Calise, B. Injeski, P. Zucaro sat on this item.

Testimony was received from the applicant, Commission and members of the public. The application was closed. Must decide by August 20th, 2025.

III. WORK SESSION

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

Old Business:

New Business: None

The meeting concluded at 1:18am.



Planning & Zoning Department

Town Hall, 110 Myrtle Avenue, Room 203
Westport, CT 06880
www.Westportct.gov | pandz@westportct.gov
Telephone (203) 341-1030

Hearing: June 9, 2025
Decision: June 16, 2025

June 18, 2025

First Selectwoman
Jennifer S. Tooker
110 Myrtle Avenue
Westport, CT 06880

RE: 13 Hyde Lane (Long Lots Elementary School), Special Permit/ Site Plan Appl. #PZ-25-00299

Dear First Selectwoman Tooker:

This is to certify that at a meeting of the Planning and Zoning Commission held on June 16, 2025, it was moved by Mr. Cohn and seconded by Mr. Cammeyer to adopt the following resolution:

RESOLUTION #PZ-25-00299

WHEREAS, THE PLANNING AND ZONING COMMISSION met on June 16, 2025, and made the following findings:

Property Description/Background

1. 13 Hyde Lane is a 28.076-acre, Town-owned property primarily in the Residence AA District with the southwest and southeast corners in the Residence A district. It was merged with 11 Hyde Lane in 2004, per WLR Map #9644. There are two wetland areas and a watercourse on-site. The topography changes elevation from El. 104 in the south to El. 68 in the northwest. The site has four distinct levels or terraces with steeper areas in the forested areas to the west. The property is served by Town water and sewer.
2. The property is improved with Long Lots Elementary School constructed in 1953 (to serve as a middle school) with additions and renovations made through the 2000's. The building is centrally situated on site in the area of Terrace 2. Two-story structures are located at the northwest and southeast corners of the building. A landscape open-air courtyard is at the building's center. The Community Garden and Long Lots Preserve are to the south on Terrace 1, parking is east/southeast on Terrace 2. Athletic fields including a multi-purpose field providing for High School baseball as well as adult soccer is on Terrace 3, a free-play area for use by LLES students and two youth soccer fields are to the north on Terrace 4.
3. The Community Garden was initially approved by the Planning and Zoning Commission in 2005. To meet increased demand, it was expanded in 2010 to 1.28-acres and is now used by 120 families and has a waiting list.

The Long Lots Preserve surrounds the Community Garden and was created in 2022 by Memorandum of Understanding (MOU) between the Board of Selectwomen and the Long Lots Preserve Steering Committee.

4. The parking lots contain a total of 196 spaces approved by the Planning and Zoning Commission in 2004. It was constructed following completion of a Phase 1 and Phase 2 Environmental Investigation and partial remediation. An "Other Use" parking standard of 3.5 spaces for the 56 teaching stations was applied per §34-5 of the Zoning Regulations. The Commission in Nov. 2023 approved temporary overnight parking of 10 school buses on site.

Prior Reviews

5. A Municipal Improvement request pursuant to CGS §8-24 was submitted on 12/8/23 by the Long Lots School Building Committee (LLSBC) on behalf of the First Selectwoman related to activities at 13 Hyde La. including:
 - Constructing a new Long Lots Elementary School; and
 - Relocating a multi-purpose athletic field.

Plans with this request showed the existing Community Garden removed from the site.

6. The request was reviewed by the Planning and Zoning Commission on 12/18/23 wherein feedback was offered by some suggesting other site plan concepts should be considered. Comments by some Commissioners were critical of the location of the so-called "Babe-Ruth Baseball" athletic field and by the absence of the Community Garden on site.
7. The §8-24 Request was withdrawn by the First Selectwoman on 1/4/24 in order to consider these comments and revise the request. The LLSBC held a public meeting on 1/11/24 to discuss alternatives in anticipation of resubmitting the §8-24 Request incorporating feedback received.
8. The First Selectwoman on 1/18/24 resubmitted a revised §8-24 Request, including a new development plan, to substantially improve 13 Hyde Lane including construction of a new Long Lots Elementary School with enhanced sustainability and with accommodations for a relocated Stepping Stones Pre-School from Coleytown Elementary School, a replaced and relocated multi-purpose athletic field, and a replaced community garden on site. Final dimensions and locations were dependent on design, engineering, and site-related studies to be subsequently completed.
9. The cover letter dated 1/16/24 describes the resubmission is intended to represent a compromise of the various positions advocated. Plans with the resubmitted request, in comparison to the prior §8-24 Request, show:
 - Removal of the proposed "Babe Ruth" Baseball Athletic Field; and
 - Restoration of the Community Garden on site (albeit reduced in size) in one or another location.

10. A positive Report was issued by the Planning and Zoning Commission on 1/22/24.
11. The First Selectwoman on 5/15/24 submitted an §8-24 Request, including a development plan showing construction of new Long Lots Elementary School and related fields. This request replace an earlier Positive Report for this property that also included a community garden issued on January 22, 2024.
12. Her cover letter dated 5/14/25 described after the recent pre-application between the Planning and Zoning Commission and the Long Lots School Building Committee (LLSBC) on 4/10/25, a consensus was reached that because of school and field needs on this parcel, the community garden would have to be relocated to an alternate location.
13. Plans with the resubmitted request, in comparison to the prior §8-24 report, show removal of the Community Garden
14. A positive Report was issued by the Planning and Zoning Commission on 6/9/25.

Proposal

15. First Selectwoman Jennifer S. Tooker is requesting Special Permit/Site Plan application to construct a new elementary school while utilizing the existing elementary school, then to demolish the existing elementary school, construct a new parking lot, athletic fields, stormwater detention basins, grading, and associated utility and site work. Specifically, the applicant is proposing:
 - A 127,945+/- SF elementary school;
 - New 250 space parking area;
 - Dedicated parent drop off and bus lanes;
 - Two (2) multipurpose athletic fields;
 - Two (2) playgrounds, a basketball court and paved play area;
 - Stormwater management systems; and
 - Buffer plantings along all property lines.
16. The current proposal does not include a Community Garden and the new location has not been determined. The First Selectwoman proposed to relocate the Community Garden to Baron's South but this location was not accepted by the Community Garden. An email from Parks and Recreation Director Erik Barbieri, dated 5/28/25 indicated, *"...both the First Selectwoman and I feel it is important to thoroughly explore all potential locations via the parks masterplan that is currently underway and should be significantly complete by the fall."*

Department Comments

17. Referrals were sent to Town officials seeking comments. No objections were received.
18. The Architectural Review Board (ARB) recommended approval of the design at their 5/27/25 meeting. Chairman Ward French indicated he liked the design. *"It meets*

requirements, pays homage to the residential neighborhood but has a lot of fun areas too. Overall, it is very successful."

19. The Flood and Erosion Control Board approved the application at their 6/4/25 meeting.
20. The Conservation Commission approved the application at their 6/4/25 meeting and the approval included the following special conditions:
 - A. All disturbed surfaces shall be stabilized and restored before final sign off.
 - B. The Conservation Department shall be notified 48 hours prior to the work within "Wetland/Watercourse 3". Staff shall be onsite to monitor dewatering and excavation activities.
 - C. A site monitor shall provide sediment and erosion control reports weekly and after 0.5 inch storm events to the Conservation Department.
 - D. A review of the stormwater basins shall be complete one year after the completed construction and a report shall be provided to the Conservation Department.
 - E. The Landscape Plan shall be revised to include native trees, shrubs, and herbaceous plants. A portion of the plants shall be beneficial to local pollinator species. Revisions to the Landscape plan shall be approved by Conservation Staff prior to the start of work.
21. Comments from the Fire Marshal dated 5/21/25 indicate he has the following comments:
 - A. Turning radii and fire truck movements have been reviewed and comply with the requirements of this Office.
 - B. Relocation of existing and/or additional fire hydrants may be required.
 - C. Fire lanes will be established by this Office.
 - D. Location of the fire department connection to be agreed upon with the sprinkler vendor.
 - E. Complete building plans will be reviewed for compliance with applicable Connecticut Fire Safety and Prevention Codes.

Traffic Impact Analysis

22. §44-2.5 of the Zoning Regulations requires the applicant submit a Traffic Impact Analysis for any proposal that includes more than 10,000 SF of new Floor Area.
23. The proposal includes more than 40 parking spaces and more than 10,000 SF of new Floor Area.
24. Al D'Amura, Police Department, submitted comments dated 6/5/25 which indicate the need to prioritize parking and Traffic management, specifically:

"As noted in prior comments by this office, concerns have been raised by both parents and residents regarding parking availability and traffic congestion in and around Westport schools.

With the student population projected to increase at Long Lots Elementary School, along with the addition of the Steppingstones Pre-School program, it is critical to prioritize parking and traffic management for public safety.

This growth will bring a corresponding rise in staff, as well as increased parent drop-off and pick-up activity. In recent years, Westport schools have experienced a marked increase in car-based student transportation for a variety of reasons. As noted in the traffic impact study report, the current parent queue often extends onto Hyde Lane, creating traffic obstructions and safety concerns.

The proposed parent drop-off/pick-up lane is a necessary and welcomed improvement, but it must be managed to ensure it alleviates congestion. Close collaboration between school staff and the School Resource Officer is essential to develop and implement the most effective traffic flow plan.

Additional parking for faculty, staff, and visitors, a more efficient bus loop configuration, and added signage should rectify our concerns. These measures aim to improve traffic flow, enhance safety, and address the growing needs of the Long Lots Elementary School community."

Parking

25. The applicant proposes a parking requirement based on the same standard as previously approved with a ratio of one (1) space per employee. (196 from previous parking approval + 40 new employees = 236 + 14 additional spaces). The new parking lot will include 250 standard size parking spaces including 5 ADA parking spaces.
26. With the new elementary school in place, student enrollment is anticipated to increase from approximately 585 students to 687 students in kindergarten through fifth grade. The new elementary school will be merged with the Stepping Stones Preschool which is predicted to add an additional 107 students. The new Long Lots Elementary school is anticipated to have a combined enrollment of 794 students in pre-school through fifth grade. The number of staff members is expected to increase, going from 105 to as much as 145.

Public Hearing

27. A public hearing was held, and testimony received on June 9, 2025. The Commission voted to close the hearing on Special Permit/Site Plan application and voted to go into work sessions (deliberation) which were held on June 9, 2025 and June 16, 2025.
28. The June 9, 2025 and June 16, 2025 meetings was held remotely consistent with State Statutes. The meetings were broadcast live on public access television, were live streamed on the Town's website, and anyone could join the meetings and offer testimony by accessing the meeting links published on the agenda one week prior to the meeting.
29. The Commission heard discussion from the public regarding the merits of turf versus natural grass options. The Commission believes that a full community discussion of this issue should be had at a later date.

30. The Commission heard that removing the Community Garden from the original §8-24 referral creates a significant hardship for over 120 families who currently rely on and benefit from the facility. Testimony was provided by the First Selectwoman and the Director of Parks and Recreation, who expressed their full commitment to ensuring that a new Community Garden is incorporated into the Parks Master Plan, which is anticipated to be completed by approximately October 2025. Upon completion of the Master Plan, a new §8-24 referral will be submitted to the Planning & Zoning Commission for consideration of the garden's relocation.

NOW THEREFORE, BE IT RESOLVED that 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 be **GRANTED** subject to the following modifications:

Modifications

1. Conformance to Conservation Department Permit #IWW/WPL-12151-25, dated 6/4/25.
2. Conformance to Existing Conditions Survey, prepared by Douglas F. Lindquist, LS dated 5/9/25.
3. Conformance to the Special Permit/Site Plan Narrative, prepared by Jason Morehouse, PLA, dated 5/14/25.
4. Conformance to the Excavation and Fill Narrative, prepared by Jason Morehouse, PLA, dated 5/14/25.
5. Conformance to the Site Development Plan, prepared by Svigals + Partners and SLR, dated 5/14/25, (Sheet RM, LM, LS, GR, UT and ENL-2 revised 5/30/25).
6. Conformance to the Drainage Report, prepared by SLR, dated 5/14/25.
7. Conformance to the Building Height Calculation, prepared by SLR, dated 4/22/25.
8. Conformance to the Wetland Delineation Report and Impact Assessment, prepared by SLR, dated 5/14/25.
9. Conformance to the Architectural Plans, prepared by Svigals + Partners and SLR, dated 5/9/25.
10. Conformance to the Photometric Plan, dated 5/9/25.
11. Automatic window coverings in the gymnasium should be installed and programmed to remain closed (shaded) daily from sunset to sunrise. The timer system must account for Daylight Saving Time.
12. Trees and shrubs on Town property or in the Town right of way shall not be removed, pruned, injured, or defaced without consent of the Town's Tree Warden. Neighbor input should be considered.

13. Prior to the commencement of any construction, site work, tree removal, or demolition, any soil and erosion controls shall be installed and inspected by Planning and Zoning Staff.
14. Prior to the issuance of a Zoning Permit for this work, the applicant shall submit the following:
 - A. Obtain final sign-off from Engineering Department;
 - B. Obtain final sign-off from Conservation Department; and
 - C. Submit proof of filing this resolution on the Land Records.
15. An As-Built Survey is required prior to issuance of a Zoning Certificate of Compliance.
16. The replacement and/or repair of a stone wall greater than four (4) feet in height shall require the issuance of a building permit.
17. All new utilities shall be placed underground.
18. The location of the construction entrance should be located in collaboration with and providing paramount consideration to the neighbor at 1 Hyde Lane and positioned as far north as feasible.
19. The existing gated accessway to Terrace 4 should remain unchanged.
20. This application is granted upon the condition that all construction and site improvements shall be in strict accordance with the plans and other documents submitted and any statements or representations made by the applicant or agent on the record. Any deviation from such documents or representations shall require further review and approval from the Commission.
21. All work approved pursuant to this Special Permit/Site Plan shall be completed within five (5) years of date of approval, by June 16, 2030.
22. This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect, then this conditional approval is likewise void. The applicant may refile another application for review.

Enforcement

Failure to comply with any standard or condition contained in this Resolution, shall be considered a zoning violation pursuant to §45-2 of the Westport Zoning Regulations. The failure to undertake corrective action within ten (10) days of being notified of such violation may result in the following remedies: 1) issuance of a notice of violation; 2) issuance of a cease and desist order; 3) issuance of a municipal citation with daily fines of up the maximum allowed by statute; and/or 4) enforcement action through a judicial proceeding.

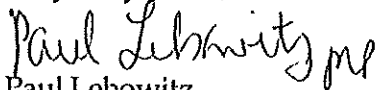
Reasons

1. The application as modified has been found to be in conformance with all applicable zoning regulations, with the *2017 Plan of Conservation and Development*, and the Site Plan and Special Permit standards listed in §44-5 and §44-6.

VOTE:

AYES	-7-	{Lebowitz, Cohn, Cammeyer, Wistreich, Calise, Bolton, Zucaro}
NAYS	-0-	
ABSTENTIONS	-0-	

Very truly yours,



Paul Lebowitz

Chairman, Planning & Zoning Commission

- cc: Jay Keenan, LLSBC
Al D'Amura, Staff Corporal, Westport PD
Luci Bango, Aspetuck Health District Director
Colin Kelly, Conservation Department Director
Terry Dunn, Fire Marshal
Paul Friia, Tax Assessor
Ted Gill, DPW
Thomas Scarice, Superintendent of School