



**Town of Westport**  
Planning and Zoning Commission  
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July 1, 2025

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

## Planning & Zoning Commission Meeting

May 19, 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. PUBLIC HEARING

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

1. **601, 606, and 609 Riverside Ave, 91 and 96 Franklin St, 2 and 16 Railroad Place (The Hamlet at Saugatuck) :** #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)*

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 and 5/19/25. The commission members and the applicant discussed the application. The Commission provided direction to the applicant on their concerns regarding setback encroachments, public view from street, traffic, and logistics. Continued to 6/2/25.

A. Wistreich left. J. Bolton joined the meeting.

### 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:**

1. **8 Washington Ave:** Request to remove the easement and declaration of preservation restrictions for historic structure.

All Commissioners in attendance sat on the item.

**Motion to Approve:** N. Cohn (2<sup>nd</sup> P. Lebowitz)

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

2. **Referral from Norwalk P&Z for project on 19 Newtown Turnpike, Norwalk,** within 500' of the Norwalk/Westport municipal boundary - Discussion.

All Commissioners in attendance sat on the item.

**Motion to Approve:** N. Cohn (2<sup>nd</sup> P. Lebowitz)

**Vote: (4-3) AYE:** P. Lebowitz, N. Cohn, M. Cammeyer, B. Injeski

**Nay:** J. Bolton, P. Zucaro, M. Calise

3. **50 Sylvan Road North:** Request by RB Benson & Co for an extension of time to file Subdivision Map related to Appl. PZ-24-00321.

M. Calise abstained from the item.

**Motion to Approve:** N. Cohn (2<sup>nd</sup> B. Injeski)

**Vote: (6-0) AYE:** P. Lebowitz, N. Cohn, M. Cammeyer, J. Bolton, P. Zucaro, B. Injeski

**The meeting concluded at 11:50pm.**