



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

December 30, 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 Westport's Optimum Government Access Channel 79, subject to availability. 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: 890 2173 5053

Passcode: 200753

ZOOM Link: <https://us02web.zoom.us/j/89021735053?pwd=TaeNH7Dqi0C774DL1BRq1uUUIId9ZZQ.1>

AGENDA

PLANNING & ZONING COMMISSION MEETING

Monday, January 5th, 2026, 6:00pm

Remote Meeting

I. PRE-APPLICATION

- 1. 9 Oak View Circle:** Appl. PZ-25-00705, Submitted by Nabanita Pain, for the review of proposed text amendment to §16, Mobile Home Park District (MHPD) that would permit expansion of single-family homes. **Time Allotted for a Pre-Application: 20 minutes**

II. PUBLIC HEARING

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

- (The application was opened on 10/20/25 without testimony received and continued to 11/24/25 without testimony received. The application was further continued to 12/8/25 with testimony received. The application was further continued to 1/5/26.)* **Text Amendment #855:** PZ-25-00545 submitted by Richard Redniss, to modify §39A, Inclusionary Housing Overlay District, to permit offsite affordable housing at the discretion of the Planning and Zoning Commission. 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. *(Must close by 1/28/26)*

3. *(The application was opened on 12/8/25 without testimony and further continued to 1/5/26.)* **Text Amendment #858:** #PZ-25-00648 submitted by the Planning and Zoning Commission, to modify §31-10, Coastal Area Regulations and §43-5.2, Site Plan Review and Hearings, to remove exemption from Coastal Site review for single-family dwellings, pursuant to PA 25-33. 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. **Applicant's Presentation Time: 5 Minutes.**
4. **2 Quarter Mile Road:** Special Permit/Site Plan Appl. PZ-25-00678 submitted by Kerry Szych, for property owned by Kerry and Kathryn Szych, to permit authorization of non-exempt Excavation and Fill to retain the subsurface culvert, located in the Residence AAA district, PID #B14087000. **Applicant's Presentation Time: 10 Minutes.**

IV. 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:

5. **30 Edgewater Hillside:** Coastal Site Plan Appl. PZ-25-00552 submitted by Bryan Nesteriak for property owned by Kevin Chessen for the addition and renovation of the existing dwelling, including renovation and elevation of the covered and screened porch, along with the construction of a new sports court, pool, patio, driveway, terrace, porch, walkways, and associated landscaping, located in the Residence A district, PID #E05085000.

It is the policy of the Town of Westport that all Town-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact Westport's ADA Coordinator at 203-341-1043 or elavigne@westportct.gov at least three (3) business days prior to the scheduled meeting or event to request a modification.