



**Town of Westport**  
Planning and Zoning Commission  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
Tel: 203-341-1030 Email: [pandz@westportct.gov](mailto:pandz@westportct.gov)  
[www.westportct.gov](http://www.westportct.gov)

January 6, 2026

**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](http://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](http://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](mailto: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](http://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: 829 6868 0838

Passcode: 962641

ZOOM Link: <https://us02web.zoom.us/j/82968680838?pwd=MGZOUxAdh8eiH8sJymxwNeqSbifbDR.1>

**AGENDA**

**PLANNING & ZONING COMMISSION MEETING**

**Monday, January 12<sup>th</sup>, 2026, 6:00pm**

**Remote Meeting**

**I. PRE-APPLICATION**

1. **399 Post Road West:** Appl. PZ-25-00727, Submitted by Lywyn Spero, requests approval to revise the delivery window for Whole Foods by shifting the earliest permitted delivery time from 8:00 a.m. to 4:00 a.m. **Time Allotted for a Pre-Application: 20 minutes**

**II. WORK SESSION**

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

2. **Approval of Minutes:** 11/24/25, 12/8/25

**III. PUBLIC HEARING**

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

3. **Text Amendment #859:** PZ-25-00659 submitted by Wendy Van Wie on behalf of the Historic District Commission (HDC), to delete the existing regulations and add a new §32-18, Historic Residential Structure (HRS), which clarifies and strengthens the intent to preserve and ensure continued use of Historic Structures explicitly tying incentives to

preservation outcomes; requires formal designation by the HDC before HRS application with criteria to be used by HDC; limits structures to pre-1940, with flexibility for later structures of exceptional integrity or significance; adds explicit definition of alteration for purposes of the section, as any exterior change, including enclosed historic feature; requires all exterior alterations reviewed, regardless of visibility; requires mandatory HDC review for changes impacting significant features or additions; clarifies process for ongoing review by HDC Administrator and Planning & Zoning for all future exterior changes; retains incentives but more explicitly ties them to demonstrated preservation necessity and scale compatibility; clarifies subdivision incentive, generally limited to pre-1800 structures, with limited extensions for exceptional cases and prohibited in Local Historic Districts or after demolition; adds clear timelines (generally 18 months from notification) for required maintenance and repair; clarifies procedures, including 72-hour notice, repair plans, and restoration deadlines, adds explicit enforcement authority, including nullification of approvals for unauthorized alterations and permits greater flexibility in incentives provides by the Planning and Zoning Commission. A copy of the text amendment is available on-line at [www.westportct.gov](http://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 2/16/26)* **Applicant's Presentation Time: 25 Minutes.**

4. **4 Squire Lane:** Special Permit/Site Plan Appl. PZ-25-00694 submitted by Emma Rojas, LANDTECH, for property owned by Andrew and Caroline Fisher, to permit non-exempt Excavation and Fill to accommodate a proposed pool, patio, and covered porch, located in the Residence AA district, PID E14078000. **Applicant's Presentation Time: 10 Minutes.**

## II. WORK SESSION

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

### Old Business:

5. *(The application was closed on 12/8/25 with no decision rendered)* **63-67 North Avenue:** Special Permit/Site Plan Appl. PZ-25-00621 submitted by Mark Fois, for property owned by Aquarion water Company of CT, to modify Res. #17-043 concerning modifications made during the construction of the water tanks that resulted in changes to Total Coverage, Height and Landscaping, located in the Residence AA district, PID #F11095000. *(Must decide by 2/11/26)*

### New Business:

6. **8 Stony Point Road:** Coastal Site Plan Appl. PZ-25-00598 submitted by Cindy Tyminski, Moon Gardens LLC, for property owned by Nadia M. and Thomas M. Wearsch for construction of a new single-family dwelling with a pool, patio, driveway, parking court and associated drainage and landscaping, located in the Residence AA district, PID #B05117000. *(Must decide by 2/12/26)*

*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](mailto:elavigne@westportct.gov) at least three (3) business days prior to the scheduled meeting or event to request a modification.*