



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

January 26, 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. 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: 892 2516 0393

Passcode: 649488

ZOOM Link: <https://us02web.zoom.us/j/89225160393?pwd=VPDd6D48NsOGObryuo2dL3liyZGrX.1>

AGENDA

PLANNING & ZONING COMMISSION MEETING

Monday, February 2nd, 2026, 6:00pm

Remote Meeting

I. WORK SESSION

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

- 1. Approval of Minutes:** 1/5/26, 1/12/26, 1/26/26

II. PUBLIC HEARING

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

- 2. Text Amendment #860:** PZ-25-00699 submitted by Emma Rojas of LANDTECH, to modify §32-8.1.2(a), Excavation and Fill Exemptions, to include accessory buildings or structures in the list of activities which are exempt from an excavation and fill review by the Planning and Zoning Commission, provided such work complies with §32-8.2, Excessive Fill Regulation, and §32-8.3, Standards. A copy of the text amendment is available on-line at wwestportct.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: 10 Minutes.**

3. *(The application was opened on 1/12/26 with testimony received and continued to 2/2/26.)* **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 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)
4. **30 Beachside Ave:** Special Permit/Site Plan and Coastal Area Management Appl. PZ-25-00640 submitted by Robert Marx, Roger Ferris and Partners, for property owned by 30 Beachside Avenue Owner LLC, to permit non-exempt Excavation and Fill for the construction of a single family residence, swimming pool, driveway, and terraces, located in the Residence AAA district, PID H05036000. **Applicant's Presentation Time: 15 Minutes.**
5. **136 Main St:** Site Plan Appl. PZ-25-00676 submitted by 136 Main Street LLC, property owner, for authorization of modifications to an existing parking lot reducing the parking from 35 parking spaces to 26 spaces, located in the Business Center District, PID C10142000. **Applicant's Presentation Time: 5 Minutes.**

III. WORK SESSION

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

6. **Old Business:** *(The application was closed on 1/26/26 with no decision rendered)* **345 Post Road West:** Special Permit/Site Plan Appl. PZ-25-00746 submitted by Bluepoint Wellness of Westport, LLC for 345 Post Rd W LLC, to permit relocation of Medical Marijuana Dispensary, located in the General Business District, PID #B07035000.

New Business: None

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.