

RECEIVED **MAP or TEXT AMENDMENT APPLICATION**
WESTPORT PLANNING AND ZONING COMMISSION

OCT 17 2025

WESTPORT P. & Z. C.

TEXT CHANGES APPLICATION

Complete #1- #3 Only & See Pg2 for Requirements:

OFFICE USE ONLY
Application # PZ-25-00685
Submission Date: 10/17/25
Receipt Date: 10/20/25
Amount Fee Paid: \$560.00

- TEXT** – AMENDMENT TO ZONING REGULATIONS
- TEXT** – AMENDMENT TO TOWN PLAN CONSERVATION AND OF DEVELOPMENT

1. Applicant's Name: Andy Soumelidis Daytime Tel: 203.454.2110
Applicant's Address: 518 Riverside Avenue E-mail: asoumelidis@landtechconsult.com & erojas@landtechconsult.com
2. Text Section Added or Modified: 22-7 (Revised to 22.7.1 and 22.7.2)
3. Estimated time needed for presentation: 15 Minutes

ZONING MAP CHANGES APPLICATION *Complete # 1- #14, See Pg2&3 for Requirements:*

- MAP** – AMENDMENT TO ZONING REGULATIONS
- MAP** – AMENDMENT TO PLAN OF CONSERVATION AND OF DEVELOPMENT

3. Property Address: _____
4. Property ID# (9 Digits - staff will provide) _____
5. Existing Zoning District/Plan Designation: _____
6. Proposed Zoning District/ Plan Designation: _____
7. Lot Area: _____
8. Property Owner: _____ Daytime Tel: _____
Owner's Address: _____ E-mail: _____
9. Agent's Name (if different): _____ Daytime Tel: _____
Agent's Address: _____ E-mail: _____
10. Zoning Board of Appeals Case # (if any): _____
11. A previous zone change/land use designation has has not been requested for this property
If change was previously requested, indicate date (s) _____
12. A List or A Map showing each ZBA Variance Case Number for all lots within 250' of subject property.
13. This property is is not within 500' of an adjoining municipality.
14. Estimated time needed for presentation: 15 minutes

I hereby certify that the above information herewith is correct and all of the pertinent documentation required by the Zoning Regulations.

[Signature]
Applicant's Signature (If different than owner)

[Signature]
Owner's Signature (Must be signed)

1. If the applicant is unable to obtain the signature of the property owner, a letter of authorization signed by the property owner may be submitted instead, as per §43-3.3

TEXT CHANGES REQUIREMENTS (#1 - #5 ONLY)

1. **Application:** Must be filled out in its entirety. If any document is missing or incorrect the Application will not be accepted until we receive the items required.
2. **Application Fee: \$560.00.** Acceptable forms of payment are cash, check (Made payable to the Town of Westport), and credit card (Convenience fee is applied to all credit transactions.)
3. **Explanatory Statement:** 1 hard copy describing the need for this proposed amendment & identifying any benefits to Town.
4. **Proposed Text Change:** 1 hard copy; underline new language and [~~bracket and strike out language to be removed~~].
5. **Digital Copies:** E-mail electronic versions of the following to pandz@westportct.gov after submitting your P&Z Application.
 - a. A copy of the Proposed Text Amendment in "Word Format"
 - b. Explanatory Statement.
 - c. Signed Application Form.

MAP CHANGES REQUIREMENTS (#1 - #9)

1. **Application:** Must be filled out in its entirety. If any document is missing or incorrect the Application will not be accepted until we receive the items required.
2. **Application Fee:** Cash or Check Only (*Made payable to the Town of Westport*) Total Fee **\$560.00**.
3. **Explanatory Statement:** 1 copy describing the need for this proposed amendment & identifying any benefits to Town.
4. **Existing Land Use Map:** 1 copy, as described in §42-3.1.1
5. **Existing Survey:** 1 copy; by CT licensed Land surveyor to A-2 Standard, to scale, signed and sealed.
6. **Proposed Zoning Map:** 1 copy; full size (24'x36") to scale, signed and sealed, as described in §42-3.1.2 & §42-3.1.3 in Regulations.
7. **Digital Copies:** A digital copy (*PDF format on a flash drive*) of all signed and sealed plans/surveys.
 - *Note: All revisions, supplemental plans, reports, and/or documents will need to be submitted in both hard copy and digital format.*
8. **Certificate of Mailing:** Neighbors must be notified via mail of submission of application. Please see Neighbor Notification sheet for step-by-step process on how to complete. The neighbor notifications must be mailed the same day as you submit your application. The proof of mailing must be returned to the office up to 48 hours after submission. Premature mailings may result in a supplemental mailing.
9. The applicant is required to send written notice to the State Commissioner of Public Health and to the local Water Company for any application located within Aquifer Protection Overlay Zone, which is depicted on the official Westport Zoning Map.

Notice Letter

Date 09.18.2025

To Whom It May Concern:

Notice is hereby given that Andy Soumelidis has filed a Text Amendment
(Print Your Full Name) (List Type of Application)

for the proposed development that will create thirteen apartments and four townhouses, with a mix of one- and two-bedroom units, including designated affordable housing.
(Complete Description of Project)

with the Town of Westport Commission for approval for:

50 Post Road W.

(Address of Property)

The public hearing date for this application will be, scheduled at the discretion of the P&Z Commission.
A Legal Notice of Public Hearing for this application will be, published twice prior to the hearing in a local newspaper.

To view application details please:

Visit www.westportct.gov under *Planning & Zoning Department, Pending Applications*, or
Visit the P&Z office in room 203 at Town Hall, 110 Myrtle Ave, Westport, CT 06880. Monday - Friday 8:30 - 4:30


To submit a letter of support or objection for above project: Mail or E-mail letter to pandz@westportct.gov.

For Future Reference:

If you wish to receive E-mail Notifications of future hearings follow these directions:

1. Go to Town Website at www.westportct.gov.
2. On left tool bar Click: **Sign up for e-Notification**, Subscription page will open.
3. Type in your E-mail Address, *twice as requested*.
4. Click each **Board / Committee / Category** you want to receive E-mail Notifications from.
5. When you complete your selections, Click: **Subscribe**.
6. You will soon receive an E-mail confirmation.

Thank you,





Town of Westport
Planning and Zoning Department
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Tel: 203-341-1030 Fax: 203-454-6145 Email: PandZ@westportct.gov
www.westportct.gov

TO: Whom it May Concern
FROM: Michelle Perillie, Planning & Zoning Director
DATE: Effective Sept. 1, 2022
SUBJECT: Complete Applications & Receipt of Materials

THIS NOTICE IS FOR ALL APPLICANTS FILING APPLICATIONS FOR REVIEW BY THE PLANNING & ZONING STAFF, or COMMISSION or THE ZONING BOARD OF APPEALS

Applicants should submit all materials necessary to review an application in a timely manner to allow for adequate time for review by staff, members of the Planning and Zoning Commission and/or members of the Zoning Board of Appeals.

Applications will not be officially received until P&Z Staff determines it is complete for purposes of determining deadlines for action by the respective staff and elected officials pursuant to State Statutes and local zoning regulations. Requirements for a complete application are listed on the application forms available on-line in the FORMS section [here](#), or by contacting the P&Z Office.

Revised materials may be submitted. A plan revision fee may be required if staff determines the changes are significant. Revision fees equal 50% of the original application fee, see *Westport Zoning Regulations Appendix A, Land Use Fees*, available on-line [here](#) or by contacting the P&Z Office.

A cover letter should accompany revised materials to facilitate review by staff and elected officials.

Useful Information for All Applicants

P&Z Staff is available daily to respond to questions and/or discuss applications before submission. Discussions can be scheduled in-person, via Zoom, or via Microsoft Teams. General questions can be answered over the phone.

Check to confirm submission of items often missed that can delay obtaining an approval including:

- The application fee (\$). Make check made payable to "Town of Westport" or submit cash;
- Proposed survey or site plan signed by a licensed surveyor or engineer (if required);
- Building Plans drawn to scale (if required);
- Owner's authorization if the application is being submitted by other than the owner of the property;
- All application requirements: application form, survey, building plans, owners authorization, other departmental approvals (such as Health Dept., Conservation Dept.) submitted electronically for loading into the permitting software system.

Time Needed for Review:

Materials submitted less than 14 days prior to a hearing will be received into the record as required in accordance with the Connecticut General Statutes. Items submitted less than 14 days prior to a public hearing or at a public hearing, may not be reviewed or discussed until the next scheduled hearing. A hearing may be left open if substantial materials are submitted by an applicant less than 7 days prior to the hearing to allow adequate time for review by staff, members of the Planning and Zoning Commission and/or members of the Zoning Board of Appeals. This requirement may be waived by the Chairman of the elected Commission and/or Board at its discretion.

Thank you for your cooperation.



Town of Westport
Planning and Zoning Department
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Tel: 203-341-1030 Fax: 203-454-6145 Email: PandZ@westportct.gov
www.westportct.gov

TO: Whom it May Concern
FROM: Michelle Perillie, Planning & Zoning Director
DATE: August 11, 2025
SUBJECT: Alert - Fake "Invoices" from Westport P&Z Department

We have been made aware of scammers contacting residents regarding zoning/public hearing applications. These individuals are falsely claiming that a *public hearing fee* must be paid directly to them in order for an application to proceed.

Important:

- The Town of Westport will never request payment fees through phone calls, text messages, personal emails, or payment apps (such as Venmo, Zelle, or CashApp).
- All official fees are paid directly to the Town of Westport through established and secure payment methods.
- Scammers may use official-sounding titles, fake letterhead, or spoofed phone numbers to appear legitimate.

If you receive a suspicious request:

1. Do not provide personal or financial information.
2. Do not send payment.
3. Contact the Planning and Zoning Department immediately at 203 341-1030 to verify the legitimacy of any request.
4. Report the incident to the non-emergency line of the Westport Police Department at 203 341-6000.

Please share this information to help protect others from falling victim to these scams.