



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

February 3, 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: 838 3997 5576

Passcode: 277472

ZOOM Link: <https://us02web.zoom.us/j/83839975576?pwd=9MLUiebZ8k83kWFPmpxvFypjhoHoB7.1>

AGENDA

PLANNING & ZONING COMMISSION MEETING

Monday, February 9th, 2026, 6:00pm

Remote Meeting

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. *(The application was opened on 1/26/26 with testimony received and continued to 2/9/26)* **Text Amendment #864:** PZ-26-00024 submitted by Richard Redniss, to modify §5, Definition of Special Needs Individuals, to reference U.S. Code 42 U.S.C. §15002 in order to serve a wider range of individuals, and 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.
2. *(The application was opened on 1/26/26 with testimony received and continued to 2/9/26)* **785 Post Road East:** Special Permit/Site Plan Appl. #PZ-26-00023 submitted by the Richard W. Redniss, FAICP, on behalf of 785 Post Rd E LLC, property owner, for modification of Special Permit/Site Plan #16-036 to allow the conversion of the second and third floor of the approved commercial building to house two (2) residential units, minor vertical expansion

of the third floor and potential on/off site affordable housing solution, for property located in the General Business District/Residence A-Inclusionary Housing Overlay District, PID #E09191000.

3. **15 Hockanum Rd:** Special Permit/Site Plan Appl. PZ-25-00712 submitted by Donald Kuhn, for property owned by Ed and Mindy Tan, to permit non-exempt Excavation and Fill for the reconstruction and reconfiguration of existing retaining walls, located in the Residence AA district, PID D13131000. **Applicant's Presentation Time: 15 Minutes.**

II. WORK SESSION

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

Old Business: None

New Business:

4. **22 Owenoque Park:** Coastal Site Plan Appl. #PZ-25-00729 submitted by Neil & Elise Gabrielle in c/o Peter Cadoux Architects, on behalf of Neil & Elise Gabrielle, property owner, for the construction of a new Accessory Dwelling Unit and associated drainage and landscaping, for property located in the Residence A District, PID #C03025000. **Applicant's Presentation Time: 5 Minutes.**

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.