



**Town of Westport**  
**Planning and Zoning Commission**  
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To be posted in the Norwalk Hour on:  
Thursday, February 5, 2026

## LEGAL NOTICE OF DECISION

Notice is hereby given that at a meeting held on **February 2, 2026**, the Westport Planning and Zoning Commission took the following action:

1. **ADOPTED AS MODIFIED: 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 Dwelling Units (ADU's) and detached garages (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](http://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.)
2. **ADOPTED AS MODIFIED: 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 provided 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.

3. **GRANTED: 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.
4. **APPROVED: 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.
5. **GRANTED: 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.

Dated at Westport, Connecticut this 5<sup>th</sup> day of February 2026, Paul Lebowitz, Chairman, Planning and Zoning Commission.