



Planning & Zoning Commission

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Minutes

Planning and Zoning Commission's Zoning Regulation Revision

Wednesday, February 4, 2026, at 12:00 pm

No physical location. The meeting was held electronically.

P&Z Commissioners in Attendance:

Paul Lebowitz, P&Z Commission Chair, Zoning Regulation Revision Subcommittee Member
Michael Cammeyer, P&Z Commission Member, Zoning Regulation Revision Subcommittee Member
Bre Injeski, P&Z Commission Member, Zoning Regulation Revision Subcommittee Member
Michael Calise, P&Z Commission Member, Zoning Regulation Revision Subcommittee Member

Planning & Zoning Staff in Attendance:

Michelle Perillie, Planning and Zoning Director
Amanda Trianovich, Deputy Planning and Zoning Director
Michael Tartaglia, Planner

Members of the Public In Attendance:

Amy Wistreich, Second Selectperson	Rick Redniss, Redniss and Mead
James Ezzes, ZBA Chair	Peter Cadoux, Architect
Elizabeth Wong, ZBA member	Bill Agnello
R.B Benson, ZBA member	David Pinto, Redniss and Mead
John Bolton, P&Z Commission member	Deana Hamel
Craig Schiavone, P&Z Commission member	

Agenda

1. Discussion of Mission Statement and Objectives.

Chairman Lebowitz explains the purpose of a subcommittee, encouraging public participation.

2. Other Topics

Director Perillie summarized HB 8002

- a. Requires summary review of commercial lots for Middle Housing (2-9 units) by July 1, 2026.

- b. Housing Growth Zone by 2028.
- c. Chairman Lebowitz noted this should be a top priority.

ZBA Observations of common issues (Ezzes, Wong, Benson)

- d. Number of Stories

Mr. Ezzes noted that we are only regulating interior space and asked if it looks the same from the street, why do we care?

- e. ADU 350 SF bonus coverage

Mr. Ezzes noted that the coverage bonus is not being utilized for its intended purpose of encouraging ADUs and is instead being used as a way to expand living area without impacting coverage.

- f. Outdoor Kitchens and Patios

Mr. Ezzes mentioned that we could cover the entire lot in an impervious patio, but we cannot build an outdoor kitchen.

- g. Pergolas

Ms. Wong indicated that they are seeing pergolas that require variances.

- h. Swimming Pools

Mr. Ezzes suggested making pools exempt from coverage, perhaps with a maximum depth.

- i. Beach area rezoning

Mr. Ezzes mentioned that the research for this was done years ago, but never implemented.

- j. Elevators

Ms. Wong noted that they should be making accommodations for accessibility.

Mr. Ezzes referenced that they can grant variances that expire when the accommodation is no longer required.

Discussion of ADU Regulations

- k. Discussion of 350 SF coverage exemption.

- l. Discussion of how to regulate.

- i. Ms. Trianovich offered 21 Norwalk as an example of how the regulations are currently being used.

- ii. Ms. Injeski suggested removing the coverage bonus.
- iii. Mr. Benson suggested an ADU coverage calculation to control proportionality.
- m. Discussion of ADU's above garages.
- n. Chairman Lebowitz empowered staff to draft an explanatory statement for the February 24, 2026, Subcommittee meeting.

Actionable items for next Subcommittee meeting

- i. Draft ADU regulations.
- ii. Chairman Lebowitz suggested consulting a legal consultant regarding the appeal of Text Amendment 24C.
- iii. Schedule next meeting for February 24, 2026.

Chairman Lebowitz thanked the participants and adjourned the hearing at 1:18 pm.

A full audio recording of the meeting is archived and available on the Town of Westport's website, [here](#).

Respectfully Submitted By:

Michelle Perillie, Planning and Zoning Director
November 26, 2024