



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

To be published in the Norwalk Hour on
Thursday, February 12, 2026 and Thursday, February 19, 2026

LEGAL NOTICE OF HEARING

Notice is hereby given that the Westport Planning and Zoning Commission will hold a
Remote Public Hearing on Monday, February 23, 2026 at 6:00 PM

The public may attend using the link to be published on the agenda prior to the meeting. The meeting agenda will be available at www.westportct.gov on the "[Meeting List and Calendar](#)" web page one week prior to the meeting. The agenda may contain additional items not requiring notice in the newspaper for which public testimony may be received.

- 1. Text Amendment #857:** PZ-25-00635 submitted by Andy Soumelidis of LANDTECH, to modify §22-7, Restricted Office-Retail District #1, to permit additions to existing historic buildings, provided the addition does not exceed 50% of the existing building area, the lot is at least one acre in size, the building is listed on the Historic Resources Inventory, and the addition is designed as an integral part of the existing structure, both internally and externally. 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. 70 Beachside Avenue:** Special Permit/Coastal Site Plan Appl. PZ-25-00636 submitted by Michale Ferdman, for property owned by Michael and Stephanie Ferdman, to replace an existing seawall and replace in kind with a new seawall, armored slope and dune plantings, located in the Residence AAA District, PID H05025002.
- 3. 50 Post Road West:** Special Permit/Site Plan Appl. PZ-25-00639 submitted by Andy Soumelidis of LANDTECH, for property owned by Botero Property Management, LLC, to utilize the provisions of §32-12, Inclusionary Two-Family and Multi-Family Dwellings, to convert and expand the existing Historic commercial building into thirteen (13) residential units and to construct four (4) new townhouses, for a total of seventeen (17) residential units, four (4) of which will be deed-restricted affordable units. Additional site improvements include a new parking area, landscaping, sidewalks, and drainage enhancements, located in the Restricted Office Retail District #1, PID C09064000.



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- 4. 521 Riverside Avenue:** Special Permit/Site Plan Appl. PZ-25-00761 submitted by Eric D. Bernheim, Esq, FLB Law, for property owned by SRC Realty Group, LLC, to construct a two-story addition to the existing restaurant, request a 50% joint parking reduction and a waiver of two parking spaces located in the Restricted Office Retail #2 district, PID B06039000.

Dated at Westport, CT on the 12th day of February 2026 and the 19th day of February 2026, Paul Lebowitz, Chair, P&Z Commission.

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.