



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 17, 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: 856 5681 8517

Passcode: 010751

ZOOM Link: <https://us02web.zoom.us/j/85656818517?pwd=b8Va0MGO415HqL1zo9Uan6c0aBD7b7.1>

AGENDA

PLANNING & ZONING COMMISSION MEETING

Monday, February 23rd, 2026, 6:00pm

Remote Meeting

I. PRE-APPLICATION MEETING

1. **41 Crescent Rd:** Appl. PZ-26-00078, Submitted by John F. Fallon, Esq., for the review of a potential 30 unit residential community pursuant to CGS §8-30g or the potential 4 lot subdivision. **Time Allotted for a Pre-Application: 20 minutes**

II. PUBLIC HEARING

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

2. **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. **Applicant's Presentation Time: 15 Minutes.**

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. **Applicant's Presentation Time: 15 Minutes.**
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. **Applicant's Presentation Time: 20 Minutes.**
5. **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. **Applicant's Presentation Time: 10 Minutes.**

III. WORK SESSION

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

New Business: None

6. **50 Sylan Rd N:** PZ-25-00556, Request for the extension to file subdivision maps.
7. **107 Old Rd:** PZ-25-00481, Request for the extension to file subdivision maps.

Old Business:

8. *(The application was closed on 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.
9. *(The application was closed on 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.

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.