



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 11, 2026

The following meeting of the Planning & Zoning Commission was held remotely using Zoom Technology

Planning & Zoning Commission Meeting

February 9, 2026

Remote Meeting

Meeting Start Time: 6:00 P.M.

P&Z Members in Attendance: Paul Lebowitz, Michael Cammeyer, Michael Calise, Patrizia Zucaro, John Bolton, Bre Injeski, Craig Schiavone, Michael Valante

Town Staff: Michelle Perillie, Planning and Zoning Director

I. PUBLIC HEARING

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

Vote to move agenda item 15 Hockanum Rd (Special Permit/Site Plan Appl. PZ-25-00712) to be the first item heard on the agenda.

Yes: (6-0)

AYE: P. Lebowitz, J. Bolton, M. Calise, B. Injeski, C. Schiavone, P. Zucaro

NAY: -

1. **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.

Testimony was taken by the applicant, the public, and Commissioner members.

Motion to Close: P. Lebowitz (2nd B. Injeski)

Vote: (6-0) **AYE:** P. Lebowitz, J. Bolton, M. Calise, B. Injeski, C. Schiavone, P. Zucaro

NAY: -

Motion to Approve: J. Bolton (2nd P. Lebowitz)

Vote: (6-0-1) **AYE:** P. Lebowitz, J. Bolton, M. Calise, P. Zucaro, B. Injeski, C. Schiavone

NAY: -

ABSTENTION: - M. Cammeyer

2. **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.

The application was opened on 1/26/26 with testimony received and continued to 2/9/26. Testimony was taken by the applicant, the public, and Commissioner members.

Motion to Close: M. Valante (2nd P. Lebowitz)

Vote: (7-0) AYE: P. Lebowitz, M. Cammeyer, J. Bolton, M. Calise, B. Injeski, C. Schiavone, M. Valante

NAY: -

ABSTENTION: -

3. **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.

The application was opened on 1/26/26 with testimony received and continued to 2/9/26. Testimony was taken by the applicant, the public, and Commissioner members.

Motion to Close: P. Lebowitz (2nd M. Cammeyer)

Vote: (7-0) AYE: P. Lebowitz, M. Cammeyer, J. Bolton, M. Calise, B. Injeski, C. Schiavone, M. Valante

NAY: -

ABSTENTION: -

III. 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:

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.

Staff presented the application and responded to questions by the Commission members.

Motion to Close: P. Lebowitz (2nd B. Injeski)

Vote: (7-0) AYE: P. Lebowitz, M. Cammeyer, J. Bolton, M. Calise, B. Injeski, C. Schiavone, P. Zucaro

NAY: -

ABSTENTION: -

Motion to Approve: J. Bolton (2nd P. Lebowitz)

Vote: (7-0) AYE: P. Lebowitz, J. Bolton, M. Calise, M. Cammeyer, B. Injeski, C. Schiavone, P. Zucaro

NAY: -

ABSTENTION: -

The meeting concluded at 10:35pm.



**Town of Westport
Planning & Zoning Commission**

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Meeting: February 9, 2026
Decision: February 9, 2026

February 10, 2026

Donald Kuhn
Laurel Rock
969 Danbury Rd.
Wilton, CT 06897

RE: 15 Hockanum Rd, Special Permit/Site Plan Appl. #PZ-25-00712 for Excavation & Fill

Dear Donald Kuhn:

This is to certify that at a meeting of the Westport Planning and Zoning Commission held on February 9, 2026, it was moved by J. Bolton and seconded by P. Lebowitz to adopt the following resolution:

RESOLUTION #PZ-25-00712

WHEREAS, THE PLANNING AND ZONING COMMISSION met on February 9, 2026 and made the following findings:

FINDINGS

Property Description/Background

1. 15 Hockanum Rd. is a 1.31-acre lot located in the Residence AA (1-acre) zoning district.
2. The lot is located just north of Cross Highway.
3. The property contains a 6,507 SF accessway, 157 SF of steep slopes, and 4,983 SF of wetlands, resulting in a base lot area of 46,495 SF.
4. The property contains an unnamed tributary of Willow Brook with inland wetlands.
5. The property is improved with a single-family residence, driveway, pool, pool house, and patio with associated drainage.
6. The lot is currently serviced by a septic system and public water.

Proposal

7. The applicant, Donald Kuhn, is requesting Special Permit and Site Plan approval for non-exempt, excavation and fill activities in conjunction with the construction of one (1), four (4) foot high retaining wall and to flatten the southern and northern portions of the pool area pursuant to §32-8, Excavation and Filling of Land listed in the Westport Zoning Regulations.

8. Excavation and Fill activities are permitted. Certain activities are exempt from Excavation and Fill Permit review when associated with other proposed activities as listed in §32-8.1. The regrading activities performed herein are not covered by the exemptions listed in §32-8.1. All Excavation and Fill activities, even those exempt from review, must conform to the standards listed in §32-8.3.
9. The regrading may not exceed a five (5) horizontal to one (1) vertical (20%) slope unless approved by the Town Engineer per §32-8.3.2. In addition, the regulations state that there shall not be any grading or slope changes within five (5) feet of any lot line. The project did not result in any manmade slopes more than 20%, nor does it include grading within five (5) feet of the property line.
10. Excessive excavation or fill is not permitted. Excessive excavation or fill is defined as an amount greater than that required to raise a parcel ten (10) feet above or below the existing natural grades over an area equal to 50% of the allowable Total Coverage in the respective zones per §32-8.2.1. The activity did not represent excessive fill. A total of 361 cy (148 cy cut, 213 cy fill) was performed, and 2,342.9 cubic yards of cut/fill was allowed.
11. §32-8.2.3 states that no portion of any lot shall be filled or excavated to a height or depth greater than ten (10) feet above or below the existing grade. The project complied with this regulation as the maximum height change was approximately 3 feet.
12. A Restoration Plan is required per §32-8.4, showing the final grading and landscaping and indicating how the site will be restored after the excavation and fill activities have been completed. The project was finished, and the lot is stabilized.

Department Comments

13. The Town Engineering Department issued comments on 12/10/25 indicating that *"The proposed activity has no adverse engineering impacts with respect to drainage, grading, or other public safety considerations."*
14. The Conservation Department issued comments on 12/19/25 stating, *"The Conservation Department reviewed three projects: Permit #AA-WPL/E-11967-24 for the pool 20x40 with interior spa; Permit #AA-WPL/E-12008-24 patio, outdoor kitchen, driveway expansion, retaining walls, drainage, and associated site improvements; and Permit #AA-WPL/E-12058-25 pool house. These approvals did not indicate the grading changes under question for this Excavation & Fill application."*

Public Hearing

15. A public hearing was held, and testimony was received on February 9, 2026.
16. The public hearing was held remotely, consistent with State Statutes. The hearing was broadcast live on public access television, was live-streamed on the Town's website, and anyone could join the meeting and offer testimony by accessing the meeting link published on the agenda one week prior to the meeting.

17. The Planning and Zoning Commission finds this application complies with the standards found in §32-8, Excavation and Filling of Land, §12, Residence AA District, and the general standards applicable to Special Permits and Site Plans, set forth in, §44-5 & §44-6.

NOW THEREFORE, BE IT RESOLVED that 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 is **GRANTED** subject to the following modifications:

Modifications

1. Conformance to the Engineer's Narrative prepared by Kousidis Engineering, dated 1/12/26.
2. Conformance to the Site Development Plan prepared by Kousidis Engineering LLC, revised 1/13/25.
3. Conformance to the Improvement/Location Survey Map of Property prepared by Walter H. Skidd, revised 10/3/25
4. Conformance to the As-Built Grading Schematic prepared by Kousidis Engineering LLC, dated 10/29/25.
5. Conformance to Conservation Department comments dated 12/19/25.
6. Conformance to Conservation Permit AA-WPLE-11967-24.
7. Conformance to Conservation Permit AA-WPLE-12008-24.
8. Conformance to Conservation Permit AA-WPLE-12058-25.
9. Conformance to the Town Engineer's comments dated 12/10/25.
10. Conformance to Health Permit HLTH-2025-00007.
11. Conformance to Health Permit HLTH-POOL-2025-00174.
12. Trees and shrubs on Town property or in the Town right of way shall not be removed, pruned, injured, or defaced without the consent of the Town's Tree Warden.
13. Prior to the commencement of any construction, site work, tree removal or demolition, the soil and erosion controls shall be installed and inspected by Staff.
14. The replacement and/or repair of a stone wall greater than four (4) feet in height shall require the issuance of a building permit.
15. All new utilities shall be placed underground.

16. Prior to the issuance of the Zoning Certificate of Compliance, the following minimum requirements must be met:
 - A. Proof of filing the Resolution on the Land Records;
 - B. Obtain final approval from the Engineering Department;
 - C. Obtain final approval from the Aspetuck Health District;
 - D. Obtain final approval from the Conservation Department.
17. This application is granted upon the condition that all construction and site improvements shall be in strict accordance with the plans and other documents submitted and any statements or representations made by the applicant or agent on the record. Any deviation from such documents or representations shall require further review and approval from the Commission.
18. All work approved pursuant to this Site Plan shall be completed within 5 years of date of approval, by February 9, 2031.
19. This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect, then this conditional approval is likewise void. The applicant may refile another application for review.

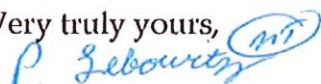
ENFORCEMENT Failure to comply with any standard or condition contained in this Resolution shall be considered a zoning violation pursuant to §45-2 of the Westport Zoning Regulations. The failure to undertake corrective action within 10 days of being notified of such violation may result in the following remedies: 1) issuance of a notice of violation; 2) issuance of a cease-and-desist order; 3) issuance of a municipal citation with daily fines of up the maximum allowed by statute; and/or 4) enforcement action through a judicial proceeding.

REASONS:

The application as modified has been found to be in conformance with all applicable zoning regulations, with the 2017 Plan of Conservation and Development, and the Site Plan and Special Permit standards listed in §44-5 and §44-6.

VOTE:

AYES	-6-	Lebowitz, Bolton, Calise, Zucaro, Injeski, Schiavone
NAYS	-0-	
ABSTENTIONS	-0-	

Very truly yours, 

Paul Lebowitz
 Chairman, Planning & Zoning Commission

- cc: Edward Gill, Town Engineer
 Colin Kelly, Conservation Director
 Luci Bagno, Health Director



WESTPORT

**Town of Westport
Planning & Zoning Commission**

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Meeting: February 9, 2026
Decision: February 9, 2026

February 9, 2026

Neil & Elise Gabriele
22 Owenoke Park
Westport, CT 06880

RE: 22 Owenoke Park, Coastal Site Plan Appl. #PZ-25-00729

Dear Neil & Elise Gabriele:

This is to certify that at a meeting of the Westport Planning and Zoning Commission held on February 9, 2026, it was moved by J. Bolton and seconded by P. Lebowitz to adopt the following resolution:

RESOLUTION #PZ-25-00729

WHEREAS, THE PLANNING AND ZONING COMMISSION met on February 9, 2026 and made the following findings:

FINDINGS

Property Description/Background

1. The Residence A district property encompasses 21,852 square feet (.54 acres) and is located wholly within the Coastal Area Management boundary, the Waterway Protection Line Ordinance, and wholly of the lot is within the 100-year floodplain (AE 13) as shown on FEMA Panel #09001C0552G.
2. The lot is located within the Compo Beach area, about halfway down Owenoke Park, abutting Gray's Creek.
3. According to the Tax Assessor's card, the property is serviced by a public sewer and public water.
4. There are 1,002 SF of steep slopes and 222 SF of wetlands located on-site.

Proposal

5. The applicants, Neil & Elise Gabriele, are requesting Coastal Site Plan approval pursuant to §31-10.6.3, Coastal Area Regulations, as listed in the Westport Zoning Regulations.
6. The applicant is seeking to demolish the existing pool house, construct a new 1-story Accessory Dwelling Unit (ADU), and install additional drainage for the ADU.

7. The first floor of the ADU will have a finished floor elevation of 14', 1 foot higher than the adjacent flood zone (AE 13). The average grade is 8.7. The height measured from the average grade to the peak of the pitched roof is 21'-3", complying with the allowable height of 26'. There is a crawl space below the finished first floor with proper flood venting.
8. Additional improvements include a proposed walkway and planter near the ADU.
9. The applicant is not proposing any new vegetative buffer; however, there is an established, 10' wide, native, salt-tolerant buffer in the rear of the property along Gray's Creek, which was required as part of a 2008 CAM review for the property, when the house was constructed.

Department Comments

10. The Conservation Commission approved the application on December 17, 2025.
11. The Engineering Department issued comments on December 29, 2025, stating "*The proposed activity does not have any adverse engineering impacts with respect to drainage, grading, or other public safety considerations.*"
12. CT DEEP issued comments on January 21, 2025.

Public Hearing

13. A public hearing was not held as one is not required by the Connecticut State Statutes and is no longer required pursuant to Text Amendment #779 adopted in 2021 modifying the Westport Zoning Regulations to authorize, but not mandate, public hearing review of residential coastal site plans.
14. The work session was held remotely, consistent with State Statutes. The meeting was broadcast live on public access television and was live-streamed on the Town's website.
15. All application materials and public comments received in writing prior to the meeting were posted on the Town's website to maintain transparency while conducting remote meetings.
16. Neighboring property owners within a 250' radius of 30 Edgewater Hillside received a notice letter.

Conclusions

17. The Westport Planning and Zoning Commission finds this project is consistent with the policies identified in Section(s) 22a-92(b) (1) and 22-a-92 (b) (2) of the Coastal Area Management Act; that it will not adversely affect adjacent Coastal Resources (General Resources and Coastal Hazard Areas) identified in Sections 22-93 (a) (7) of said Act.
18. The Westport Planning and Zoning Commission finds this project is consistent with §13, Residential A standards, §31-11, Floodplain Regulations, Site Plan Standards and Objectives listed in §44-5, and the Special Permit standards listed in §44-6, Coastal Area Management standards listed in §31-10, and is in accordance with the 2017 Town Plan of Conservation and Development.

NOW THEREFORE, BE IT RESOLVED that 22 Owenoke Park: Coastal Site Plan Appl. #PZ-25-00729 submitted by Neil & Elise Gabriele, for property owned by Neil & Elise Gabriele, to construct a new Accessory Dwelling Unit to be FEMA-compliant and to find consistency with the Coastal Area Management regulations, for a property in Residence A District, PID# C03025000 is APPROVED subject to the following modifications:

Modifications

1. Conformance to the Coastal Site Plan Application prepared by Peter Cadoux Architects, dated 12/5/25.
2. Conformance to the Narrative prepared by Peter Cadoux Architects, dated 12/5/25.
3. Conformance to As-Built Survey prepared by Leonard Surveyors LLC, revised 10/15/25.
4. Conformance to Proposed Survey prepared by Leonard Surveyors LLC, revised 10/15/25.
5. Conformance to Site Development Plan prepared by Kousidis Engineering LLC, dated 11/12/25 to be revised to match the proposed survey, to be revised to reflect updates.
6. Conformance to Architectural Plans prepared by Peter Cadoux Architects, revised 1/19/26 (5 Pages).
7. Conformance to Site Plan, Details & Notes prepared by Chappa & Paolini Engineers, LLC revised 5/26/08 (Planting Plan).
8. Town Engineering Comments prepared by Edward Gill dated 12/29/25.
9. Conservation Commission Resolution and Permit #WPL-12242-25.
10. CT DEEP Comments dated 1/21/26.
11. Trees and shrubs on Town property or in the Town right of way shall not be removed, pruned, injured, or defaced without the consent of the Town's Tree Warden.
12. Prior to the commencement of any construction, site work, tree removal or demolition, the soil and erosion controls shall be installed and inspected by Staff.
13. Prior to the issuance of a Zoning Permit for this work, the applicant shall submit and obtain the following:
 - A. Proof of filing the Resolution on the Land Records;
 - B. Submit revised Site Plan pursuant to modification #5;
 - C. Obtain updated Conservation Department approvals; and
 - D. Obtain approval from the Engineering Department.
14. The replacement and/or repair of a stone wall greater than four (4) feet in height shall require the issuance of a building permit.
15. All new utilities shall be placed underground.

16. Prior to the issuance of the Zoning Certificate of Compliance, the applicant shall:
 - A. The applicant shall submit a Certified "As-Built" survey stamped by a registered Engineer or Surveyor; and
 - B. Obtain final Conservation department approval; and
 - C. Obtain final Engineering department approval.
17. This application is granted upon the condition that all construction and site improvements shall be in strict accordance with the plans and other documents submitted and any statements or representations made by the applicant or agent on the record. Any deviation from such documents or representations shall require further review and approval from the Commission.
18. All work approved pursuant to this Site Plan shall be completed within 5 years of date of approval, by February 9, 2031.
19. This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect, then this conditional approval is likewise void. The applicant may refile another application for review.

ENFORCEMENT Failure to comply with any standard or condition contained in this Resolution, shall be considered a zoning violation pursuant to §45-2 of the Westport Zoning Regulations. The failure to undertake corrective action within 10 days of being notified of such violation may result in the following remedies: 1) issuance of a notice of violation; 2) issuance of a cease-and-desist order; 3) issuance of a municipal citation with daily fines of up the maximum allowed by statute; and/or 4) enforcement action through a judicial proceeding.

REASONS:

The application as modified is found to be in conformance with all applicable zoning regulations, and no adverse impacts to coastal resources should result with the mitigation implemented as required.

VOTE:

AYES	-7-	Lebowitz, Cammeyer, Bolton, Calise, Zucaro, Injeski, Schiavone
NAYS	-0-	
ABSTENTIONS	-0-	

Very truly yours,

Paul Lebowitz
 Chairman, Planning & Zoning Commission

cc: Edward Gill, Town Engineer
 Colin Kelly, Conservation Director