



**Town of Westport
Planning & Zoning Commission**

Town Hall, 110 Myrtle Avenue, Room 203, Westport, CT 06880
Telephone (203) 341-1030 | Fax: (203) 454-6145
pandz@westportct.gov | www.westportct.gov

Public Hearing: February 23, 2026

Decision: February 23, 2026

February 25, 2026

Andy Soumelidis
LANDTECH
518 Riverside Avenue
Westport, CT 06880

Re: Text Amendment #857 Appl. PZ-25-00635, Modifications to §22, Restricted Office-Retail District #1

Dear Andy Soumelidis:

This is to certify that at a meeting of the Planning and Zoning Commission held on February 23, 2026, it was moved by B. Injeski and seconded by M. Cammeyer to adopt the following resolution.

RESOLUTION # PZ-25-00635

WHEREAS, THE PLANNING AND ZONING COMMISSION met on February 23, 2026, and made the following findings:

Background

1. §22, Restricted Office-Retail District (RORD), was created in 1975 by the Planning and Zoning Commission. Three sub-districts exist within the RORD (#1, #2, and #3). RORD #1, which is the targeted sub-district of the proposed text amendment, was established by Text Amendment #251-A on 11/5/1981.
2. Reasons listed for the regulation changes included to reduce commercial development, to reduce traffic impact, and to help to retain existing dwelling units. The regulations restricted Restaurants and other food service establishments, commercial marinas and docks to the RORD #2 only. Retail/Service and Office uses were allowed with Special Permit approval in both the RORD #1 and #2. A maximum FAR of .5 was allowed in the RORD#1 and a maximum FAR of .35 was allowed in the RORD#2.

3. The purpose of the RORD is to:

"... allow for the limited use of land and existing buildings for offices, retail stores, multiple-family dwellings and combinations thereof. These provisions are designed to create zone classifications, which would afford a reasonable and desirable combination of compatible uses along the Post Road, Riverside Avenue and Saugatuck Avenue adjacent to and in scale with established residential areas. Frame residential structures on small lots with topographic limitations in the proximity of commercial areas tend to become economically depressed as the demand for fire resistant buildings on larger and more accessible sites increases. Such areas were originally more residential in architectural design, building scale and physical features of the land. These provisions are intended to retain the residential scale and massing of the existing buildings and are not intended to lead to the wholesale redevelopment of those areas to new commercial uses. Consequently, a mixed-use type of zone is required to conserve the value of such property and to recognize the intensity of uses while preserving such areas from the standpoint of compatible land uses, architectural design, building scale and physical appearance."

Proposal

4. Text Amendment #857 proposes revisions to §22 of the Zoning Regulations for the Restricted Office–Retail District #1.
5. The current regulation permits a maximum building area of 2,500 square feet. The proposed amendment would allow additions to existing Historic Buildings, provided:
 - a. The addition does not exceed 50% of the existing building area;
 - b. The lot is at least one acre in size;
 - c. The building is listed on the Historic Resources Inventory; and
 - d. The addition is designed as an integral part of the existing structure, both internally and externally.
6. Currently, the only parcel that would qualify for this amendment is the subject parcel, 50 Post Road West.

Department Comments

7. A request for comments was transmitted to all town department heads and regional planning agencies where no objections were received.

Public Hearing

8. A public hearing was held on February 23, 2026 to receive testimony from members of the public as required pursuant to State Statutes.
9. 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 interested parties were provided with the opportunity to join the meeting and offer live testimony.

10. A press release was also distributed to enhance public participation consistent with guidelines established in 2018 by the Planning and Zoning Commission's Communications Subcommittee.
11. All application materials, and public comments received in writing prior to the meeting were posted on the Town's website and available within the Planning & Zoning Department.

Findings

12. The Commission found it acceptable to modify the amendment to require, as a condition of approval prior to the issuance of a Zoning Permit, that the applicant grant a perpetual preservation easement on the existing Historic Structure pursuant to Connecticut General Statutes §47-42 a-c. The easement shall be enforceable by both the Planning & Zoning Commission and the Historic District Commission and shall provide, among other things, for the right of the holder of the easement to take all actions necessary to preserve the structural and historic integrity of the historic structure or historic accessory structure, and to charge the expense thereof to the owner in the event the owner fails to keep the exterior of the structure in good repair.
13. The Commission finds that Text Amendment #857 is consistent with the intent of the Restricted Office-Retail District #1, which seeks to allow limited development while preserving residential scale, building massing, and architectural character along Post Road.
14. The amendment supports the preservation and adaptive reuse of historic buildings by permitting modest additions to structures listed on the Historic Resources Inventory.
15. The Commission finds that the Text Amendment is consistent with the goals of the POCD, which promote creating opportunities for additional affordable housing in Westport and the region, where demand exceeds supply, while also preserving the integrity of historic structures. The following policies in the POCD support this finding:
 - a. Maintain and enhance community character by managing development and redevelopment so that new construction is appropriate in scale and character for its setting and reflects the built form of the neighborhood (Chapters 4 and 10).
 - b. Seek ways to modify the Zoning Regulations to encourage appropriate improvements and/or redevelopment along the Post Road while maintaining compatibility with surrounding areas (Chapter 9).
 - c. Maintain the overall residential density within a range reflective of the built form of the neighborhood and protect residential neighborhoods from encroachment by inappropriate uses (Chapter 10).
 - d. Consider ways of integrating affordable and workforce housing and continue to address housing needs in Westport, recognizing that the demand for affordable housing outstrips the supply and that solutions should be appropriate for the community (Chapter 10).

16. The Commission also finds that the amendment is consistent with the goals listed in the 2022-2027 Affordable Housing Plan, including:
- a. Decisions regarding new development should be made through thoughtful local planning that considers environmental conditions, infrastructure constraints, and community impacts, rather than relying solely on private-sector development under CGS §8-30(g).
 - b. Housing costs should not exceed 30% of household income, and actions that create attainable, appropriate, and reasonably priced housing—including deed-restricted affordable units or additional housing units—benefit the Town as a whole.
 - c. For the 2022–2027 period, the Town seeks to increase the number of affordable housing developments in a meaningful way, including expanding existing housing opportunities and creating new affordable units.
 - d. The Plan supports the use of deed restrictions and zoning mechanisms, including allowing greater density where mostly affordable units are created, to ensure long-term affordability.

NOW THEREFORE, BE IT RESOLVED Text Amendment #857: PZ-25-00635 submitted by Andy Soumelidis, LANDTECH, to modify §22, Restricted Office-Retail District #1, to allow 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 is **ADOPTED as MODIFIED**.

Reasons

1. Approval establishes a zoning incentive that encourages reinvestment in historic buildings and supports their long-term preservation.
2. The amendment allows only a modest increase in building area and includes safeguards that preserve the district's intended character.
3. The amendment enables adaptive reuse of historic buildings for residential purposes, including the provision of affordable housing.
4. Due to its narrow applicability and strict criteria, the amendment will not materially alter development patterns or intensity within the RORD #1 district.

VOTE:

AYES	-6-	Lebowitz; Cammeyer; Zucaro; Calise; Injeski; Schiavone
NAYS	-1-	Bolton
ABSTENTIONS	-0-	

The effective date of this amendment is March 16, 2026.

Very truly yours,

A handwritten signature in black ink, appearing to read "Paul Lebowitz", followed by the initials "A.T." to the right.

Paul Lebowitz
Chairman, Planning & Zoning Commission

Attached

Adopted Text Amendment #857

cc: Donna Douglass, HDC Administrator
Matt Mandell, RTM P&Z Committee Chairman
Jeff Wieser, RTM Moderator
Ira Bloom, Town Attorney's Office

Text Amendment #857
Submitted: 10/17/2025
Received: 10/20/2025
Public Hearing: 02/23/2026
Adopted: 02/23/2026
Effective Date: 03/16/2026

Deleted language is ~~struck out and in brackets~~; New language is underlined.

§22 RESTRICTED OFFICE-RETAIL DISTRICTS #1, 2 & 3 (RORD)

22-7 Building Area (See Definitions)

~~[No building shall have more than two thousand, five hundred (2,500) square feet of building area.]~~

22-7.1 In RORD #2 & #3

No building shall have more than two thousand, five hundred (2,500) square feet of building area.

22-7.2 In RORD #1

No building shall contain more than two thousand five hundred (2,500) square feet of building area. A principal building may, however, be expanded beyond this limit for the creation of Inclusionary Two-family and Multi-Family Dwellings on lots with a minimum area of one (1) acre, provided that:

- a. The building is listed on the Historic Resources Inventory; and
- b. Additions are designed as an integral part of the interior and exterior of the existing structure; and
- c. The total Building Area expansion does not exceed fifty percent (50%) of the footprint of the principal structure; and
- d. Prior to issuance of a Zoning Permit, the applicant shall grant a perpetual preservation easement pursuant to Connecticut General Statutes, §47-42 a-c, enforceable by both the P&Z Commission and the Historic District Commission, which shall provide, among other things, for the right of the holder of the easement to do all things necessary to preserve the structural and historic integrity of the historic structure or historic accessory structure and to charge the expense thereof to the owner upon the owner's failure to keep the exterior of the structure in good repair.