



Town of Westport
Planning and Zoning Commission
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To be posted in the Norwalk Hour on:
Thursday, February 26, 2026

LEGAL NOTICE OF DECISION

Notice is hereby given that at a meeting held on **February 23, 2026**, the Westport Planning and Zoning Commission took the following action:

1. **APPROVED: 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. **GRANTED: 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.
3. **GRANTED: 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 and request a 50% joint parking reduction located in the Restricted Office Retail #2 district, PID B06039000.
4. **APPROVED: 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.