



Town of Westport  
Planning and Zoning Commission  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
Tel: 203-341-1030 Email: [pandz@westportct.gov](mailto:pandz@westportct.gov)  
[www.westportct.gov](http://www.westportct.gov)

March 4, 2026

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

## Planning & Zoning Commission Meeting

March 2, 2026

Remote Meeting

Meeting Start Time: 6:00 P.M.

**P&Z Members in Attendance:** Michael Cammeyer, Michael Calise, John Bolton, Bre Injeski, Nicole Laskin

**Town Staff:** Michelle Perillie, Planning and Zoning Director

### I. WORK SESSION

*(The following will be discussed and voted on as time permits. The public may observe but may not participate.)*

1. **Approval of Minutes:** 2/2/26, 2/9/26, 2/23/26

**Motion to Approve with corrections:** M. Cammeyer (2nd J. Bolton)

**Vote:** (4-0) **AYE:** M. Cammeyer, B. Injeski, J. Bolton, M. Calise,

**NAY:** -

**ABSTENTIONS:** -

2. **Discussion with Ted Gill, Engineer I, regarding town drainage standards.**

Discussion between Ted Gill, Commission members, members of the public and Michelle Perillie. This topic will be discussed at a future Zoning Regulation Revision subcommittee meeting.

### II. PUBLIC HEARING

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

3. **25 Cavalry Road:** Special Permit/Site Plan Appl. PZ-25-00740 submitted by Eric Michaels, for property owned by Eloise Bune Dagostino, to renovate the existing barn to accommodate a recreational space requiring incentives for gross floor area and number of stories for an accessory structure pursuant to §32-18, Historic Residential Structures, located in the Residence AAA District, PID C15005000. **Applicant's Presentation Time: 15 Minutes.**

Testimony was received by the applicant, the public, and Commissioners.

**Motion to Close:** M. Cammeyer (2nd B. Injeski)

**Vote:** (5-0-0) **AYE:** M. Cammeyer, B. Injeski, J. Bolton, M. Calise, Laskin

**NAY:** -

**ABSTENTION:** -

**Motion to Approve:** M. Cammeyer (2nd N. Laskin)

**Vote:** (5-0-0) **AYE:** M. Cammeyer, B. Injeski, J. Bolton, M. Calise, Laskin

**NAY:** \_

**ABSTENTION:** -

**The meeting concluded at 7:50pm.**



**Town of Westport  
Planning & Zoning Commission**

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Meeting: March 2, 2026  
Decision: March 2, 2026

March 3, 2026

Eric Michaels  
1035 Burr Street  
Fairfield, CT 06824

**RE: 25 Cavalry Road, Special Permit/Site Plan Appl. PZ-25-00740 to convert a Historic barn into a recreational Accessory Structure pursuant to §32-18, Historic Residential Structures**

Dear Eric Michaels:

This is to certify that at a meeting of the Westport Planning and Zoning Commission held on March 2, 2026, it was moved by M. Cammeyer and seconded by N. Laskin to adopt the following resolution:

**RESOLUTION #PZ-25-00740**

WHEREAS, THE PLANNING AND ZONING COMMISSION met on March 2, 2026, and made the following findings:

**FINDINGS**

Property Description/Background

1. 25 Cavalry Road is a conforming lot with 95,900 SF or 2.2 acres in the Residence AAA (2.0)-acre zoning district. The property is located within the northwest section of Town on the corner of Cavalry Road and Red Coat Road. The site contains two historic buildings. The historic single-family residence was constructed in the Greek Revival style and built ca. 1837 as described in the HRI. The Tax Assessor's Card labels the historic barn constructed ca. 1810.
2. The lot is outside the 100-year floodplain and the Coastal Area Management (CAM) Boundary. There are 22,740 SF of inland wetlands and the Waterway Protection Line is in the low-lying southern portion of this property, therefore IWW & WPLO regulations hold jurisdiction. There are also 2,600 SF of steep slopes and the lot is serviced by a private septic system and public water.

3. The lot is conforming to lot area, shape requirements, and total coverage having less than the permitted 25%. The barn is pre-existing non-conforming to the west setback.
4. Zoning Permit #40522 was issued for an addition to connecting the detached garage to the single-family residence. ZCC was issued in 2016.
5. A Lot Line Change was approved on February 21, 2020, as seen on Map #10447.
6. Zoning Permit #ZN-25-00057 was issued to enlarge the existing garage and to add a second story to accommodate an accessory apartment. Currently, the applicant is seeking the ZCC.

### Proposal

7. The applicant is seeking Special Permit/Site Plan approval and zoning incentives in the form of Gross Floor Area and number of Stories for an Accessory Structure to renovate and convert the existing 1,305.5 SF, two (2) story Historic Barn, with a height of 14.49 feet, into a recreational space in the same location.
8. As outlined under §11-2.4.8, Other buildings, structures and uses accessory to a permitted principal use, provided that:
  - The accessory building or structure shall not exceed 300 square feet of gross floor area.
  - The accessory building or structure shall not exceed one (1) story and a height of sixteen (16) feet.
9. The Applicant stated, "The barn at 25 Cavalry Road has weathered many seasons and now needs thoughtful updates to restore its strength and charm. We plan to replace worn materials with ones that match the existing barn and complement the main house. It will become a welcoming family space for ping-pong, games, exercise, and fitness".
10. The applicant is offering a Preservation Easement in this case, to protect the facade of the Historic barn.
11. Other improvements include:
  - a. Construct an exterior step with overhang on the front façade
  - b. Insulate the interior with spray foam
  - c. Install oak flooring
  - d. Finish with sheetrock
  - e. Add proper lighting and electrical
  - f. Install an HVAC system
  - g. Exterior wood vertical siding where needed
  - h. Jeld-Wen wood simulated divided lite windows with muntins and pane sizes to match existing double-hung windows
  - i. Wood simulated divided lite French doors
  - j. 1x pine trim
  - k. Metal corrugated roof over the new entry to match the existing.

12. The new front steps and overhang are considered incidental architectural projections as they do not project more than 3' from the face of the building and therefore can be in the setbacks and do not count toward Total Coverage.

#### Prior Approvals

1. §32-18, HRS, requires design review at a joint meeting of the Historic District Commission (HDC) and the Architecture Review Board (ARB) for any exterior modifications to a Historic Structure prior to review by the Planning and Zoning Commission. The Secretary of Interior Standards for the Treatment of Historic Properties are the criteria used for the design review.
2. The ARB and HDC at a Joint Meeting held on 12/2/25, made a finding that the proposal meets the Secretary of Interior Standards as a Rehabilitation, and recommended approval with the following conditions:
  - a. On the west side elevation windows to remove one vertical row and one horizontal row from the top.
  - b. Install siding behind the beams on the lower level on west side elevation.
  - c. Adding a masonry curb around the lower level.

On February 28, 2026, Joint Committee approved the following modifications:

- a. The change of windows on west elevation
  - b. Moving the barn door to center on the 2nd level
  - c. Eliminating the masonry curb around the lower level.
  - d. And NOT enclosing the lower level of barn
3. The Aspetuck Health District issued permit #HLTH-2025-00418 on 11/24/25.
  4. The Conservation Department issued an administrative approval on 11/22/25 with permit #AA-12247-25.

#### Public Hearing

13. A public hearing was held, and testimony was received on March 2, 2026.
14. 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.
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 25 Cavalry Road received a notice letter. To date, no public comments have been received.

**NOW THEREFORE, BE IT RESOLVED** that **25 Cavalry Road**: Special Permit/Site Plan Appl. #PZ-25-00740 submitted by Eric Michaels, for zoning incentives in the form of Gross Floor Area and number of Stories for an Accessory Structure pursuant to §32-18-5 of the Zoning Regulations to permit the renovation and conversion of a Historic Barn into a private residential recreational space, on property owned by Eloise Bune Dagostino, in the Residence AAA District, PID #C15005000 is **GRANTED** subject to the following modifications:

Modifications

1. Conformance to the Barn Renovation Narrative.
2. Conformance to Improvement/Location Survey prepared for Eloise Bune Dagostino and prepared by Walter H. Skidd dated 10/8/24 revised 10/25/25.
3. Conformance to Improvement/Location Survey prepared for Eloise Bune Dagostino and prepared by Walter H. Skidd dated 10/8/24 revised 12/9/25 and to be further revised for the relocation of the exterior step with overhang on the front façade.
4. Conformance to Alterations to the Bune/Powis Barn prepared by Ranney Michaels Architecture Design Construction dated 2/18/26.
5. Conformance to recommendation for approval, issued at the 12/2/25 combined meeting of the Architectural Review Board, and Historic District Commission and modified on 2/18/26.
6. 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.
7. 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.
8. Prior to the issuance of a Zoning Permit for this work, the applicant shall submit and obtain the following:
  - A. Revised Improvement/Location Survey (Proposed) pursuant to Modification #3.
  - B. Revised Preservation Easement document consistent with the template provided for review and approval by the Assistant Town Attorney.
  - C. Proof of filing the following documents on the Land Records:
    - a. This resolution of approval from the Planning and Zoning Commission; and
    - b. The Preservation Easement once approved by the Assistant Town Attorney.
9. The replacement and/or repair of a stone wall greater than four (4) feet in height shall require the issuance of a building permit.
10. All new utilities shall be placed underground.

11. Prior to the issuance of the Zoning Certificate of Compliance, the following minimum requirements must be met:
  - A. The applicant shall submit a Certified "As-Built" survey stamped by a registered Engineer or Surveyor; and
  - B. Planning and Zoning staff shall conduct an inspection of the site to verify that the lot is stabilized, the required landscaping is installed, and the driveway is completed.
12. 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.
13. All work approved pursuant to this Site Plan shall be completed within 5 years of date of approval, by March 2, 2031.
14. 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 Architectural Review Board and Historic District Commission at their 12/2/25 joint meeting determined the project qualifies as a "Rehabilitation" as defined in the Secretary of the Interiors Standards for the Treatment of History Properties.
- Based upon the findings at the 12/2/25 joint committee meeting, the Planning and Zoning Commission finds the application may be considered consistent with the standards in §32-18.4 for Historic Structures.
- The applicant has offered and will be protecting the facade of both the Historic Barn with a Preservation Easement.
- 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	-5-	Cammeyer; Calise; Bolton; Injeski; Laskin
NAYS	-0-	
ABSTENTIONS	-0-	

Very truly yours,

*Paul Lebowitz A.T.*

Paul Lebowitz

Chairman, Planning & Zoning Commission

cc: Donna Douglass, HDC Administrator  
Colin Kelly, Conservation Director  
Luci Bagno, Aspetuck Health District Director