



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

March 12, 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: 812 7223 9277

Passcode: 629836

ZOOM Link: <https://us02web.zoom.us/j/81272239277?pwd=88Lq55vhbzDNH0SvmEMyyD1QUbGZ7P.1>

AGENDA REVISION #1

PLANNING & ZONING COMMISSION MEETING

Monday, March 16th, 2026, 6:00pm

Remote Meeting

I. PUBLIC MEETING

1. **Vote to go into Executive Session to discuss pending litigation, 125 RA LLC v. Planning and Zoning Commission of the Town of Westport (FST-CV25-6077406-S)** regarding 125 Riverside Avenue.

(The executive session will be held by a separate electronic meeting that will not be open to the public.)

II. PRE-APPLICATION MEEETING

2. **Pre-App:** Appl. PZ-26-00108, Submitted by Richard W. Redniss, FAICP, to discuss some of the ways for Westport to positively respond to the requirements of 8002 prior to 7/1/2026.
Time Allotted for a Pre-Application: 20 minutes

III. PUBLIC HEARING

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

3. **58 Turkey Hill Road South:** Special Permit/Site Plan Appl. PZ-25-00750 submitted by Sean Gerrity of Glengate, for property owned by Philip and Jessica Polito, to permit non-exempt

Excavation and Fill for the construction of new retaining walls, located in the Residence AAA District, PID G07036000. **Applicant's Presentation Time: 10 Minutes**

4. **1 Fragrant Pines Ct:** Special Permit/Site Plan Appl. PZ-26-00045 submitted by Emma Rojas of LANDTECH, for property owned by Andrew and Courtney Sidereal, to permit non-exempt Excavation and Fill for site improvements for a proposed patio and gravel driveway expansion, located in the Residence A district, PID C11137000. **Applicant's Presentation Time: 10 Minutes.**

IV. 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

Old Business:

5. *(The application was closed on 2/9/26. Must decide by 4/17/26)* **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.
6. *(The application was closed on 2/9/26. Must decide by 4/17/26)* **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.