



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 23, 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: 885 1975 7102

Passcode: 483768

ZOOM Link: <https://us02web.zoom.us/j/88519757102?pwd=bezvOSRuD0AuYtaThktbLObXR9ec3p.1>

AGENDA

PLANNING & ZONING COMMISSION MEETING

Monday, March 30th, 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. PUBLIC HEARING

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

2. **Text Amendment #865:** Application #PZ-26-00106 submitted by the Westport Planning and Zoning Commission, to modify §11-2.4.8A, Accessory Dwelling Unit (ADU), to remove the 350 SF coverage exemption for lots up to 1 ½ acres. 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. **Applicant's Presentation Time: 10 Minutes**

3. **Text Amendment #863:** Application #PZ-26-00012 submitted by Richard Redniss, to modify §39A, Inclusionary Housing Overlay District (IHZ), to provide standards for developments with at least 70% residential use in the non-residential district provided at least one underground parking space per unit is proposed and total coverage is reduced to 65%; and §32-8, Excavation and Filling of Land, to provide design flexibility, clarifies exemption activities, modifies septic-related fill regulation and approval of minor grading by administrative zoning permit instead of Planning and Zoning Commission approval. 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. **Applicant's Presentation Time: 10 Minutes**

4. **455 Post Road East:** Special Permit/Site Plan Appl. #PZ-26-00007 submitted by Richard Redniss, for property owned by 455 Post Road Holdings LLC, for construction of a 30-unit residential development with parking, patios, and associated landscaping, located in the Residence A/General Business District, PID #D09160000/#D09161000. **Applicant's Presentation Time: 20 Minutes**

5. **455 Post Road East:** Map Amendment Appl. #PZ-26-00008 submitted by Richard Redniss, for property owned by 455 Post Road Holdings LLC, for a proposed Zone Map change from Residence A /General Business District to Residence A /General Business District - Inclusionary Housing Overlay District (Res. A/GBD-IHZ), PID #D09160000/#D09161000. **Applicant's Presentation Time: 20 Minutes**

6. **28 Owenoke Park:** Coastal Site Plan Appl. #PZ-26-00141 submitted by Moon Gardens LLC, for property owned by Elizabeth Robins, for reconstruction of a timber bulkhead, located in the Residence A District, PID #C03021000. **Applicant's Presentation Time: 10 Minutes**

7. **6 Newtown Turnpike:** Resubdivision Appl. #PZ-26-00134 submitted by LANDTECH, for property owned by Ken and Adrienne Winemaster, for modification of two existing conservation easements to allow the relocation of the driveway so that it no longer encroaches within the conservation easements as well as visibility improvement, located in the Residence AAA District, PID #A12017000. **Applicant's Presentation Time: 10 Minutes**

III. 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:

8. *(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.

9. *(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.