



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

April 13, 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: 843 0962 7775

Passcode: 467148

ZOOM Link: <https://us02web.zoom.us/j/84309627775?pwd=1ak0Cj15y9bwLR25ykpVx7gHQsHRdx.1>

AGENDA

PLANNING & ZONING COMMISSION MEETING

Monday, April 20th, 2026, 6:00pm

Remote Meeting

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:** 3/2/2026, 3/10/2026, 3/16/2026, 3/30/2026

II. PUBLIC MEETING

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

2. **Municipal Improvement (CGS §8-24) at 20 Jesup Rd:** Appl. #PZ-26-00190, Request for a report from the Planning and Zoning Commission, submitted pursuant to CGS §8-24, Municipal Improvement, by Paul Davis, on behalf of the First Selectman, for a public art display at the Westport Library, located in the Residence AA District, PID #C09130000.
Applicant's Presentation Time: 10 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. *(Opened with testimony on 3/30/26 and continued to 4/6/26 with testimony received and further continued to 4/20/26)* **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. *(Must close by 5/4/26)*

4. *(Opened with testimony on 3/30/26 and continued to 4/6/26 with testimony received and further continued to 4/20/26)* **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. *(Must close by 5/4/26)*

5. *(Opened with testimony on 3/30/26 and continued to 4/6/26 with testimony received and further continued to 4/20/26)* **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. *(Must close by 5/4/26)*

6. **Text Amendment #866:** Application #PZ-26-00119 submitted by the Westport Planning and Zoning Department, to modify §5, Definitions; §6, Non Conforming Uses, Buildings and Lots; §11, Residence AAA District; §12, Residence AA District; §13, Residence A District; §14, Residence B District; §15, Planned Residential District; §16, Mobile Home Park District; §17, Open Space Residential District; §18, Residence C District; §19, Affordable Housing Zone; §19A, Residential Affordable Housing Zone/Workforce; §19B, Residential-Rental Housing Opportunity/Workforce; §19C, Saugatuck Village District; §20, Municipal Housing Zone; §32-12, Inclusionary Two-Family and Multi-Family Dwellings; §32-17, Affordable and Middle Income Housing on Town-Owned Property; §32-26, Adaptive Reuse and Redevelopment of Non Residential Building to Housing; and §39A, Inclusionary Housing Overlay District, to remove references to the maximum permitted number of stories in various residential and mixed use zoning districts and to regulate building scale solely by maximum building height in feet. 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: 20 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:

7. **7 Buena Vista Dr:** Coastal Site Plan Appl. PZ-26-00063 submitted by Cindy Tyminski, Moon Gardens LLC, for property owned by Bluewater Buena Vista-7 LLC for the construction of a new single-family residence dwelling located in the Residence AA district, PID #D05013000. **Applicant's Presentation Time: 20 Minutes**
8. **14 Westway Rd:** Coastal Site Plan Appl. #PZ-26-00092 submitted by Cindy Tyminski, Moon Gardens LLC, for property owned by Simple Plan Four LLC for the construction of a new single-family residence dwelling located in the Residence AAA district, PID #I08088000. **Applicant's Presentation Time: 10 Minutes**
9. **8 Manitou Rd:** Coastal Site Plan Appl. #PZ-26-00117 submitted by 8 Manitou LLC in c/o Alina Rodescu-Pitchon, for property owned by Kin Lee for the demolition of the existing house and driveway and the construction of a new single-family residence dwelling, pool, driveway, retaining walls, and a new drainage system located in the Residence AAA district, PID #C05033000. **Applicant's Presentation Time: 15 Minutes**
10. **Discussion of draft text amendment to modify the definition of Special Needs Individuals.**

Old Business: None

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.