



**Zoning Board of Appeals**  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
Tel: 203-341-1030 Fax: 203-454-6145  
www.westportct.gov

February 4, 2022

**SPECIAL NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING:**

*Pursuant to Sections 147-153 of the Governor's Public Act 21-2, there will be no physical location for this meeting. This meeting will be held electronically and live streamed on [www.westportct.gov](http://www.westportct.gov). Public comments may be received PRIOR to the Public Hearing and should be sent to [ZBA@westportct.gov](mailto:ZBA@westportct.gov) by 12:00pm the day of the hearing. Public comments may be also be received DURING the meeting if they: (i) presented using the provided zoom link, (ii) state your full name and address, (iii) identify the Public Hearing agenda item to which your comment relates, and (iv) are received during the public comment session on that agenda item. Comments on Public Hearing items that do not meet these requirements will be placed in the public file but will not be read aloud during the meeting. Comments not pertaining to Public Hearing items will not be read aloud during the meeting. Meeting materials are available at [www.westportct.gov](http://www.westportct.gov), on the Planning and Zoning Department web page under "ZBA Pending Applications & Recent Approvals".*

**Instructions to Attend ZOOM Meeting**

Phone: + 1 646 876 9923 US (New York)

Meeting ID: 868 4232 0987

Passcode: 031256

ZOOM Link: <https://us02web.zoom.us/j/86842320987?pwd=OEZBbU5ra2VwY3hVZFhldGswSDByZz09>

**Zoning Board of Appeals Public Hearing**  
**Agenda Revision #1**

**Zoning Board of Appeals: Tuesday, February 8, 2022**

**Zoom 6:00 P.M.**

**I. Public Hearing**

1. **606 and 620 Post Road East (Continued from 1/11/22 with testimony taken):**  
Application #ZBA-21-00929 by Frederick William Hoag, for property owned by Equity One Westport Village Center LLC for variance of the Zoning Regulations: §6-2.1.7 (Expansion, Extension or Alteration of Non-Conforming Buildings and Structures), §24-4 (Setbacks), §24-6 (Building Coverage) for modification of Res.#6867 to include façade renovations to both buildings located in the setbacks and over allowable Building Coverage, located in General Business District (GBD)/ Residence A district, PID# E09046000 and E09047000 (*Must close by 2/15/22*).
2. **606 and 620 Post Road East:** Application #ZBA-22-00057 by Frederick William Hoag, for property owned by Equity One Westport Village Center LLC for variance of the Zoning Regulations: §6-2.1.7 (Expansion of Non-Conforming Structure in Setbacks), §24-4 (Setbacks), §34-11.15, §35-2.2.4 and §35-2.3.4 (Sidewalks), §35-4 (Landscaping of Developed Sites) §35-2.2.1 (Landscape Buffer Location), §35-2.2.2 (Landscape Areas standards), §35-2.4 (Buffer Strip), §35-2.3.2 (Landscape Parking Area Standards), §32-9 and §34-11.4 (Refuse Disposal), §34-10 (Loading Space) for raising the roof on a building located partially within the setbacks; for new patio and pergola located partially within the rear setback and residential buffer strip; for construction of new parking within the

front landscape area; for modification of parking within the residential district; for relocation of trash enclosures within the residential district, located in General Business District (GBD)/Residence A district, PID#EE09046000 & E09047000. (*Must close by 3/15/22*).

## **II. Work Session**

- **Old Business**
  - No Old Business
  
- **Other ZBA Business**

A copy of the Agenda for the Zoning Board of Appeals Public Hearing on February 8, 2022, is available on-line at [www.westportct.gov](http://www.westportct.gov), on the Planning and Zoning Department web page under "Planning & Zoning Department".

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 [eflug@westportct.gov](mailto:eflug@westportct.gov) at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

Dated at Westport, Connecticut on this 4<sup>th</sup> day of February 2022, James Ezzes, Chairman, Zoning Board of Appeals.