



Town of Westport  
Planning & Zoning Department

110 Myrtle Ave  
Westport, CT 06880  
Telephone: (203) 341-1030

|              |             |
|--------------|-------------|
| Permit No.:  | ZN-22-00171 |
| Date Issued: | 03/31/2022  |
| Fee:         | \$390.00    |

## ZONING PERMIT

Location: 1076 POST RD E  
GIS ID: F09050000

|                    |                                   |                  |          |
|--------------------|-----------------------------------|------------------|----------|
| Project Type:      | Commercial Other                  | Zoning District: | HSD      |
| Construction Cost: | \$51,000                          | Existing Use:    | Nbhd Ctr |
| Proposed Use:      | Electric Vehicle Charging Station |                  |          |

### Project Description

Install one 12"L x 10"W x 72"H, 9.6 kW, electric vehicle charging station and one 42.5"L x 15.5"W x 85"H, 50 kW, electric vehicle charging station in the (2) P&ZC approved parking spaces.  
Install two 1.5 ft² E.V. charging signs located at the head of each parking space.  
Digital, sign post, parking space, or any other advertisements are not allowed at any time.  
P&ZC Resolution #PZ-21-00299 approved on 05/27/21.

### Applicant Information

**Name:** Beshoy Awad  
**Address:** 15 De Haro St  
San Francisco, CA 94103  
**Phone:** 9082023258  
**Email:** beshoy.awad@voltagecharging.com

### Owner

**Name:** POST PLAZA LLC  
**Address:** 2009 SUMMER ST  
STAMFORD, CT 06903  
**Phone:** 203-359-0000  
**Email:** alixfield@yahoo.com

### Condition of Approval

**FOUNDATION**  
Final Planning and Zoning Inspection

### Approved Plans

Planning & Zoning Commission Resoltuion #PZ-21-00299 for 1076 PRE approved on 5/27/21  
Volta Station Plans for 1076 Post Road East by Volta dated 3/29/22

This Zoning Permit is void if:

1. Work or activity not commenced within 1 year of date of issuance.
2. Construction authorized not completed within 2 years of date of issuance.

Work cannot exceed the scope of this permit and must be built to conform to approved building plans and survey/site plans.  
Failure to comply with the conditions of approval of this permit shall constitute a violation of the Regulations.

Permit Issued By: **Amanda Trianovich**

Issued Date: 03/31/2022



**Town of Westport  
Planning and Zoning Commission**  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
Tel: 203-341-1030 | Fax: 203-454-6145 | [PandZ@westportct.gov](mailto:PandZ@westportct.gov)  
[www.westportct.gov](http://www.westportct.gov)

## The Right to Appeal Zoning Decisions

### Notice of Zoning Decisions

Zoning Decisions made by the Planning and Zoning Commission and the Zoning Board of Appeals are published in the Legal Ads. The day on which the Legal Notice appears in the newspaper(s) is the effective date that starts the appeal period. Aggrieved persons may appeal these decisions to Superior Court within 15 days of the effective date.

All decisions made by the Zoning Enforcement Officer may be appealed to the Zoning Board of Appeals if filed within 30 days of notice of the ZEO decision. The ZEO's decisions are not published by the Town of Westport in the legal ads.

*Example: Applicant Smith is issued a Zoning Permit on November 1<sup>st</sup> to build a new house on a vacant lot. With winter approaching, he decides to wait until spring to break ground. Neighbor Jones sees the bulldozer arrive on March 1<sup>st</sup> and decides he wants to appeal the issuance of the Zoning Permit.*

*Has Jones missed his appeal period?*

*Based on a recent court ruling, Jones would have 30 days to appeal from the day he was given notice that a Zoning Permit had been granted. In the example above, Jones was never given notice, so March 1<sup>st</sup> became the effective date of his 30-day appeal period. The Jones appeal(s) could take over 2 years to resolve.*

This ruling caused Connecticut Legislators to revise the statutes such that applicants granted permits may give Notice in the newspaper(s) to commence an appeal period. After the appeal period expires, lending institutions and the applicant can rest assured that the appeal of the Zoning Permit will not delay a project as in our example of Smith & Jones. If Smith published Notice in November, Jones can't appeal in March.

The format used by the Commissions to give Notice in Legal Ads is similar to the example listed below. It is recommended that applicants use a similar format when posting legal ads. Substitute the Underlined Text to fit the particular permit approved.

## Legal Notice Example

Pursuant to Connecticut General Statute Sec. 8-3(f), Notice is hereby given that the Zoning Official of the Town of Westport approved Zoning Permit #03-999ZON for construction of a single family residence at 1500 Elm Street, Westport, CT 06880 a.k.a. Assessors Map # 203 Lot # 7

Any aggrieved person may appeal this decision to the Westport Zoning Board of Appeals within 30 days of the publication of this Notice in accordance with the provisions of Connecticut General Statutes Section 8-7 as amended. Contact the Department of Planning & Zoning at (203) 341.1081 for details on filing an appeal with the ZBA.

Dated at Westport, Connecticut, this 32<sup>nd</sup> day of November, 2007. John Q. Public, Applicant.



### **Public Act No. 03-144**

#### **AN ACT CONCERNING NOTICE OF ZONING DECISIONS.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

**Section 1. Subsection (f) of section 8-3** of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2003*):

(f) No building permit or certificate of occupancy shall be issued for a building, use or structure subject to the zoning regulations of a municipality without certification in writing by the official charged with the enforcement of such regulations that such building, use or structure is in conformity with such regulations or is a valid nonconforming use under such regulations. **Such official shall inform the applicant for any such certification that such applicant may provide notice of such certification by either (1) publication in a newspaper having substantial circulation in such municipality stating that the certification has been issued, or (2) any other method provided for by local ordinance. Any such notice shall contain (A) a description of the building, use or structure, (B) the location of the building, use or structure, (C) the identity of the applicant, and (D) a statement that an aggrieved person may appeal to the zoning board of appeals in accordance with the provisions of section 8-7, as amended by this act.**

**Sec. 2. Section 8-7** of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2003*):

The concurring vote of four members of the zoning board of appeals shall be necessary to reverse any order, requirement or decision of the official charged with the enforcement of the zoning regulations or to decide in favor of the applicant any matter upon which it is required to pass under any bylaw, ordinance, rule or regulation or to vary the application of the zoning bylaw, ordinance, rule or regulation. An appeal may be taken to the zoning board of appeals by any person aggrieved or by any officer, department, board or bureau of any municipality aggrieved and shall be taken within such time as is prescribed by a rule adopted by said board , or, if no such rule is adopted by the board, within thirty days, by filing with the zoning commission or the officer from whom the appeal has been taken and with said board a notice of appeal specifying the grounds thereof. **Such appeal period shall commence for an aggrieved person at the earliest of the following: (1) Upon receipt of the order, requirement or decision from which such person may appeal, (2) upon the publication of a notice in accordance with subsection (f) of section 8-3, as amended by this act, or (3) upon actual or constructive notice of such order, requirement or decision.**

The officer from whom the appeal has been taken shall forthwith transmit to said board all the papers constituting the record upon which the action appealed from was taken. An appeal shall not stay any such order, requirement or decision which prohibits further construction or expansion of a use in violation of such zoning regulations except to such extent that the board grants a stay thereof. An appeal from any other order, requirement or decision shall stay all proceedings in the action appealed from unless the zoning commission or the officer from whom the appeal has been taken certifies to the zoning board of appeals after the notice of appeal has been filed that by reason of facts stated in the certificate a stay would cause imminent peril to life or property, in which case proceedings shall not be stayed, except by a restraining order which may be granted by a court of record on application, on notice to the zoning commission or the officer from whom the appeal has been taken and on due cause shown.

*Revised March 3, 2022*