McNally, Stephanie

Subject: FW: Coalition Support for Pending Initiatives - PLEASE DISTRIBUTE

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WESTPORT P. & Z. C.

From: Lawrence Weisman <weishome@optonline.net>
Sent: Tuesday, September 15, 2020 12:47 PM
To: [redacted]>; Young, Mary <maryyoung@westportct.gov>
Subject: Coalition Support for Pending Initiatives - PLEASE DISTRIBUTE

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Dear P&Z Commissioners:

As you undoubtedly know, **The Coalition** is a group of interested citizens who for many years have been actively involved in the zoning process either as Commission members, Chairs, frequent presenters or observers. We believe that where and how people live is the single most reliable predictor of how they will fare in life, largely determining how one is educated, fed, socialized, and has access to health care. We see ourselves as objective participants in the land use process. Whether as commentators, educators, or critics, our only goal is to be a thoughtful partner in the effort to improve the process for the benefit of the town and its citizens.

We have been following with interest the several initiatives which the P&Z is considering to increase the variety of housing options in Westport, and we want to express our strong support for these three which are already on the table:

* text amendment to eliminate the cap on multi-family housing;

* text amendment to permit accessory dwelling units as of right on parcels large enough to meet coverage requirements (subject of course to acceptable limits on size, coverage, setbacks, parking and other provisions, including incentives to encourage qualifying deed restrictions);

*purchase of the state-owned parcel on West Parish Road to create an affordable housing project to be managed by the Housing Authority (again, subject to acceptable density and other provisions).

At this moment when the consequences of single family zoning are being widely and critically examined, it behooves us to provide a wide variety of housing options. Eliminating the multi-family cap is a necessary first step toward providing middle density choices such as town houses, special needs housing, and

affordable residential units without in any way compromising single family homes which are the hallmark of a suburban community. Allowing small accessory dwelling units on larger parcels will increase rental opportunities at a lesser monthly rent than those currently available, and creating affordable middle density housing will further diversify and increase the housing stock and yield points toward a second 8-30g moratorium.

> We think these actions are long overdue and that there is little or no doubt that they will benefit the community as a whole and bring new energy to life in Westport.

We urge you to give all three of these proposals favorable consideration.

Sincerely,
Lawrence Weisman on behalf of **The Coalition**

Sent from my iPad