

September 25, 2020

Planning and Zoning Commission  
c/o Michelle Perillie, Planner  
Town Hall  
110 Myrtle Avenue  
Westport, CT 06880

Re: Zoning Text Amendments for Sections 4-5, 19B-8 and 32-15B, regarding exemptions from current multi-family dwelling development restrictions

**Dear Commissioners:**

Thank you for notifying this office of the revised proposed zoning text amendments noted above. Acting as the Commissioner's staff, our office has reviewed the amendments for consistency with the policies and standards of the Connecticut Coastal Management Act (CCMA), and we find them to be consistent with the CCMA.

Please be advised that this consistency determination was based on coastal management considerations only, and does not necessarily reflect other municipal planning and zoning considerations that may apply. These comments are made in response to the review requirement contained in Section 22a-104(e) of the Connecticut General Statutes, which requires that notification be sent to the Commissioner of Energy and Environmental Protection at least 35 days prior to the commencement of the public hearing. Once notified, our office is responsible for reviewing the proposal's consistency with the policies of Section 22a-92 and the criteria of Section 22a-102(b) of the CCMA.

Should you have any questions regarding this letter, please feel free to contact me at (860) 424-3779 or by email at [karen.michaels@ct.gov](mailto:karen.michaels@ct.gov).

Sincerely,



Karen A. Michaels  
Environmental Analyst III  
Land and Water Resources Division

KAM/kam

cc: K. Michaels, DEEP  
Westport Coastal File