



WESTPORT CONNECTICUT

PLANNING & ZONING
TOWN HALL, 110 MYRTLE AVENUE
WESTPORT, CONNECTICUT 06880
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Hearing: May 5, 2005
Decision: May 5, 2005

May 6, 2005

Honorable Diane Goss Farrell, First Selectwoman
110 Myrtle Avenue
Town Hall
Westport, CT 06880

RE: §8-24 Report regarding the rental of existing dwelling units at 260 Compo Road South, Map 5305, Lot 250, Zone AA and AAA

Dear Mrs. Farrell:

I. Description

The First Selectwoman on behalf of the Parks and Recreation Department requested an §8-24 Report from the Planning and Zoning Commission for recommendations regarding rental of existing dwelling units at 260 Compo Road South. The request has been made by the Parks and Recreation Commission.

II. Findings

- A. The §8-24 Request has been made by the Parks and Recreation Commission in order to rent the cabins #1 and #9 and the three units at Knollhouse located at Longshore Park.
- B. 260 Compo Road South is located in the Res AA and AAA districts.
- C. The 1997 Town Plan of Conservation and Development recommends that the town meet state requirements for affordability in its rental housing and the rental units at Longshore Club Park, should remain under Town control.
- D. A CAM site plan review was conducted and it was determined that the proposal was consistent with CAM policies for shorelands.
- E. In 1985 a positive §8-24 report was issued by the Planning and Zoning Commission to lease 13 cabins for a 10 year period. Since then the only buildings existing are the Knollhouse and three cabins

III. Recommendations

- A. The lease should continue as requested.
- B. The units need to continue to be available to town employees as a priority through a lottery system. Specifically, the units would first be offered by lottery to town emergency service personnel, which include Fire Department, Police Department, Public Works Department and Parks and Recreation Department, the rent would be 30% of their

household monthly income if they are income eligible which means that their salary cannot exceed 80% of the Westport area median income. Then the units would be offered by lottery to any other Town of Westport or Board of Education employees with rents at 30% of their household monthly income if they are income eligible as described above. Lastly, the units would be eligible to the general public with rentals at market rates.

C. All leases cannot exceed three years with annual income verification for town employees.

After discussion, it was moved by Mrs. Martin Block and seconded by Mr. Stashower to issue a **Positive Report** to the First Selectwoman regarding the rental of the existing dwelling units at 260 Compo Road South, Map 5305, Lot 250, Zone AA and AAA.

VOTE:

Ayes -6- {Lowenstein, Stashower, Martin Block, Van Gelder,
Press, Naylor}

Nays

Abstentions

Sincerely,



Eleanor Lowenstein,
Chairman
Planning and Zoning Commission

cc: Board of Selectman
Chairman, Board of Finance
RTM Moderator
Chairman, P&Z Study Committee
Director of Public Works
Town Attorney