

Perillie, Michelle

From: Mozian, Alicia
Sent: Monday, September 28, 2020 4:44 PM
To: Perillie, Michelle; Smith, Stephen; Fava, Jennifer; Mandell, Matthew I.; Peter Gelderman; Cooper, Mark
Subject: FW: Text Amendment #785, Removal of Section 4-5, Maximum Allowable Multi-Family Dwellings

From: Mozian, Alicia
Sent: Monday, September 28, 2020 4:40 PM
To: Perillie, Michelle <mperillie@westportct.gov>
Subject: RE: Text Amendment #785, Removal of Section 4-5, Maximum Allowable Multi-Family Dwellings

To: Planning and Zoning Commission
FROM: Alicia Mozian, Conservation Director
DATE: September 28, 2020

RE: Text Amendment #785 – Elimination of Section 4-5, “Maximum Allowable Multi-Family Dwellings”

Comments: In 1983 when a previous Planning and Zoning Commission approved the cap on the number of multi-family dwellings in Westport it did so at a time when the town was on the verge of exploding with development. The 1980s saw a huge amount of subdivisions, condo development, corporate office space and retail shopping centers. Several environmental laws had also just been recently passed including but not limited to, the Inland Wetlands and Watercourses Act (though that was the mid-1970s), the Coastal Area Management Act and the Waterway Protection Line Ordinance. The National Flood Insurance Program was established and the resulting FEMA floodplain regulations were also adopted. By the mid-1990s when our 1997 Town Plan was adopted the town was nearly 95% developed. Fast forward to 2020 I would venture that we are now nearly 97% developed and the development work we all are reviewing consists mainly of demolishing and rebuilding or, to a lesser extent, repurposing buildings. Recent text amendments provide an avenue for specific projects with a specific purpose to be developed without a whole-sale re-zoning of the property. One could say the horse is out of the barn so-to-speak. Therefore, the Conservation Department does not have a concern with eliminating the cap on multi-family development per se especially if that is the need most reflective of our times. However, what we would not want is to lose sight of the environmental impact that more density may have on our natural resources – which is one of the reasons the cap was established in the first place. Whatever future planning tools the P&Z Commission provides for to allow for more multi-family, whether it be affordable or market rate, it should still incorporate safeguards in the development standards that protect our natural resources including our aquifers, groundwater, floodplains, wetlands, watercourses and Long Island Sound. Consideration should also be given to incentivizing repurposing or renovating existing buildings to serve our housing needs and offering a wider variety of housing stock. This would be the most sustainable option.

Thank you for the opportunity to comment.

From: Perillie, Michelle <mperillie@westportct.gov>
Sent: Thursday, September 24, 2020 9:39 AM
To: tscarice@westportps.org; Smith, Stephen <SSMITH@westportct.gov>; Mozian, Alicia <AMOZIAN@westportct.gov>;

Fava, Jennifer <jfava@westportct.gov>; D'Amura, Alan <adamura@westportct.gov>; Mandell, Matthew I. <matthew@westportD1.com>; Peter Gelderman <pgelderman@berchemmoses.com>; Cooper, Mark <mcooper@wwhd.org>

Subject: Text Amendment #785, Removal of Section 4-5, Maximum Allowable Multi-Family Dwellings

Please see attached transmittal for Text Amendment #785, which proposes to remove Section 4-5, Maximum Allowable Multi-Family Dwellings, of the zoning regulations. The attached Explanatory Statement and Text Amendment describe the proposal in detail.

If possible, please submit comments by Wednesday, Sept. 30, 2020.

Thanks,

Michelle Perillie, AICP/CFM

Planner

203-341-1076

