



September 16, 2025

Westport Planning and Zoning Commission
c/o Amanda Trianovich, CZEO
Deputy Director, Planning & Zoning
110 Myrtle Avenue
Westport, CT 06880

Subject: Proposed Text Amendment #854 – Modification to §39A (Inclusionary Housing Overlay District) to permit offsite affordable housing in residential IHZ projects when working with a non-profit, with “superior” evaluation criteria

Dear Commissioners:

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

Please be advised that this consistency determination is 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 or any other coastal management or Long Island Sound matter, please contact me at jason.hale@ct.gov.

Sincerely,

Jason Hale
Environmental Analyst 1
Land and Water Resources Division

JH/h