

Zoning Regulation Revisions Subcommittee

Planning & Zoning Commission Charge

February 2020

Updated 4/24/24 to add a Commission member

Updated 12/9/24 to add a Commission member and modify name

Updated 12/8/25 to modify members, name and mission statement

Chair: Paul Lebowitz

Members: Michael Calise, Michael Cammeyer, Patrizia Zucaro, Bre Injeski

Staff: Michelle Perillie, AICP CFM; Planning and Zoning Director; and Michael Tartaglia, Planner

Mission Statement:

The mission of the Town of Westport's zoning regulation revision is to modernize and clarify the land use framework to protect Westport's distinctive sense of place, neighborhoods, and coastal and natural resources; implement the Plan of Conservation and Development; provide clear and predictable standards; and support appropriate development, housing opportunity, economic vitality, sustainability, and resilience in accordance with Connecticut General Statutes.

Objectives:

- Addressing applicable state planning and housing requirements, including HB 8002.
- Modify ADU Regulation to remove the 350 SF coverage bonus and that an ADU is located above the garage, the garage does not have to comply with the "footprint" requirements as long as the ADU does comply.
- Modify MHPD regulation to change "Mobile" to "Manufactured" and require all manufactured homes the same as site-built homes, pursuant to HB 8002.
- Improve the organization, readability, and internal consistency of the regulations to provide clear standards, reduce ambiguity, streamline administration, and support fair and predictable land use decision-making.