

Explanatory Statement
785 Post Road East
Special Permit/Site Plan Approval 16-036 Modification

I. Summary

785 Post Rd E LLC, owner of, 785 Post Road East, is proposing to modify the Special Permit/Site Plan approval #16-036 in order to:

1. Convert the second and third floor of the approved commercial building to house 2 residential units. This would bring the total unit count to 15 with a BMR requirement of 3 units;
- 2a. Deed restrict one onsite affordable Townhome for Homes with Hope and donate the existing 2-family home at 3 George Street to Abilis for Special Needs Individuals.
- 2b. Alternatively if the PZC prefers an onsite only solution, it would be 3 townhomes.

II. Existing Site/Surrounding Area

The existing site with frontage on the Post Road East is 2.47 acres split zoned GBD/Residence A, with a 2016 IHZ Overlay District. The property, in the final stages of construction, is adjacent to the Toyota Dealership, Splash Car Wash, multifamily residences, and single family homes uphill off Roseville Road.

III. Purpose/Benefits

The changes also serve to address several goals and strategies highlighted in the Westport Plan of Conservation and Development, including:

1. 4.3 Promote Good Design, A Community Design, p. 30
 - Maintain an architectural review process to help preserve and enhance the character of Westport and maintain the overall “sense of place.”
2. 10.1 Overview (“Westport’s wide variety of housing types from modest homes and historic structures to grand manor homes is one of its strongest features.”), p. 79.
3. 10.2 Maintain Residential Character, p. 80
 - Protecting residential neighborhoods from encroachment by inappropriate uses, and
 - Managing residential development and redevelopment and other activities on residential properties to ensure they are appropriate for the site and/or given the impacts on neighbors.
4. 10.4. Monitor Changing Housing Needs, p.85
 - Seek ways to address changing housing needs while maintaining the character and integrity of Westport.
 - Consider ways of integrating affordable and workforce housing in future projects.

- Support and encourage non-profit organizations that help address housing needs in ways that maintain the character and integrity of Westport.
 - Consider ways of collaborating with public and private organizations in terms of addressing housing needs.
5. §10.5, Continue to Address Housing Needs, p. 88
- Continue to address housing needs in Westport (affordable, aged, special needs, ADA).
 - Seek to address affordable housing in ways that are appropriate for the community rather than dictated by private developers

IV. **Proposed**

785 is seeking to modify Special Permit/Site Plan approval #16-036 to:

1. Convert the second and third floors of the approved commercial building in the front to house 2 residential apartments increasing the 14 originally approved by 1.

The conversion will consist of a two 2-bedroom and a 3-bedroom unit both with private rooftop decks. The total floor area of the building will increase by 500 SF ±, by raising the third floor roof 2 ½ feet, and adding windows to enhance the residential use.

We are also requesting the following affordability modifications:

2a:

One 2-bedroom townhome with a private garage with Homes with Hope. The remaining 2 required affordable units would be provided as affordable Special Needs Housing offsite at 3 George Street a 3,500SF± nonconforming 2-family home, with 3 car garage, detached commercial garage, garden, and associated landscaping.

785 would donate 3 George Street to Abilis for a family home for Special Needs Individuals (up to 5 unrelated adults living as a family) with the existing apartment over the three-car garage.

The affordable requirement at 785 remains 3. The 20% Floor area requirement increases by 500SF±. The nonprofit on/off combination provides for 2,000 SF ± ‘extra’.

This option is contingent on the accompanying Text Change.

Special needs housing is in great demand in Westport with Abilis having a waiting list for their 136 Riverside Ave apartments (please note that the 6 Special Needs Housing apartments at 1 Glendinning are not moving forward. The property has been sold and wetlands application withdrawn).

2b:

Alternatively should the PZC want all required affordable housing to remain onsite, we request modification of the previously approved onsite affordable units as outlined below:

Approved			Proposed			Change
Location	Beds	SF	Location	Beds	SF	
Multi-Fam Bldg.	1	830	Townhome	2	1,302	+ 472
Multi-Fam Bldg.	2	1,101	Townhome	2	1,302	+ 201
Townhome	2	1,302	Townhome	2	1,302	-
Total	5	3,233	-	6	3,906	+ 673

The total affordable unit requirement remains 3 while the 20% Floor area requirements would increase from 3,168 SF to 3,724 SF. The 3,906 SF proposed exceeds that minimum requirement.

There is no Text required for this option.

If encouraged by the PZC via the nonbinding pre-app process, Abilis will then have the option to submit a Text Change to formally convert 3 George into 5 independent Special Needs Housing units similar to 136 Riverside Ave. Please note that this is not a part of this Special Permit application and further explained in the accompanying Pre-App.

V. Moratoria Points

As approved, the 3 apartments rented at 80% SMI is 4.5 points (note: if sold 3 points). Option 2b (onsite) would be the same 4.5 points. Option 2a (on/offsite) would yield a minimum of 3 points assuming 3 George Street remains a single-family home (with up to five unrelated adults per Westport regulations) plus the apartment over the garage. If option 3 were implemented 9-12 points could be achieved.

VI. Conclusion

The submitted application seeks to realize the above stated goals and strategies established in the 2017 Plan of Conservation and Development by increasing the diversity of housing choices.