



November 18, 2025

Westport Planning & Zoning Commission
c/o Amanda Trianovich, Deputy Director
Town Hall, Room 203
110 Myrtle Avenue
Westport, CT 06880

Subject: Text Amendment #857 – Restrictive Office Retail District #1 (RORD-1) building area modification for historic adaptive reuse

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, contact me at jason.hale@ct.gov.

Sincerely,

Jason Hale
Environmental Analyst 1
Land and Water Resources Division

JH/h