

February 4, 2026

Planning and Zoning Commission
c/o Michelle Perillie AICP, Director of Planning & Zoning
Town of Westport
110 Myrtle Ave, Room 203
Westport CT 06880

RE: Text Amendment #863 (Appl. #PZ-26-00012)

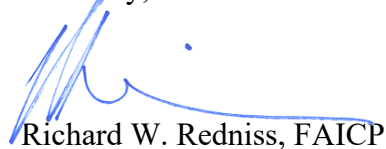
Dear Ms. Perillie,

As discussed, the ARB was favorable to the proposed design. However, they were concerned about the Text and potential future misuse, particularly about the relaxation of building size limitation.

To help address their concerns we have revised the text to be at the sole discretion of the PZC, limit density to what's already allowed in the IHZ, ensure appropriate screening to the satisfaction of the PZC, incorporate language for PZC and ARB review to determine that the increase in building size is proportional to the lot size, shape, location, orientation, and serves to encourage efficient use of underground parking, etc.

If you have any questions or require additional information, please do not hesitate to contact us. We will be discussing this at the 2/24 ARB meeting.

Sincerely,



Richard W. Redniss, FAICP

Enclosures (via email)

cc: ARB
Development Team
Interested Parties