

Gonzalez, Sarah

From: Ronnie Sue Stanford <ronniesuestanford@gmail.com>
Sent: Sunday, March 8, 2026 11:22 AM
To: Planning and Zoning
Subject: 218 Hillspoint Rd., Westport CT

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Subject: 218 Hillspoint Rd., Westport CT – Inveswell LLC Application

RECEIVED
MAR 10 2026
WESTPORT P. & Z. C

Dear Members of the Planning and Zoning Commission,

We are writing to express our strong opposition to the proposal to construct a single-family home, accessory dwelling unit (ADU), and in-ground pool on the .14-acre property at 218 Hillspoint Road.

As a Westport resident and homeowner for almost 30 years, we would like to share our immediate concerns with this proposal as this parcel of land is in full view of our property and we are only several hundred feet across the road.

The proposed description represents an overdevelopment of a very small lot that has never been built on as long as we know. The location is also in an area that is already extremely congested and environmentally sensitive (right at the T corner of four lanes of traffic). The intensity of the proposed use is simply too much for a parcel of this size, particularly in a coastal neighborhood that already experiences significant traffic and access issues.

Even under current conditions, access to the street can be difficult. We have had to call the local police at times to ask landscapers, utility workers, construction vehicles, and trucks to move their vehicles as you cannot see clearly at the stop sign that directly faces that property and is in direct access to the community Old Mill Beach—despite clearly posted No Parking signs.

This section of Hillspoint Road is especially problematic because it sits very close to a busy intersection and the entrance to the Old Mill Grocery store which gets a lot of foot traffic from children and families particularly during the warmer months . The area is also heavily used year-round by residents and visitors, particularly with the wider sidewalks. The streets are also frequently used by runners, cycling groups, beachgoers, and pedestrians, with activity increasing dramatically during the warmer months and its close proximity to the local grocery (OMG) and Old Mill Beach.

Adding what effectively amounts to two residential units on such a small lot would only increase traffic, noise, parking pressure, and overall activity in an area that is already beyond its comfortable

capacity. Additionally, increased building coverage in this area can worsen drainage and runoff issues, which are already a concern along the shoreline.

Overall, the scale and intensity of this proposal are not appropriate for the size of the lot or the surrounding neighborhood. We respectfully oppose the development of this property based on the information provided. Thank you for your time and consideration.

Best regards,

Tom and Ronnie Stanford

3 Old Mill Road

Westport, CT 06880