

Received at
OCT -1 2009
P.& Z.C. Public Hearing

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Glenn Major

Michael Savignol

From: davederosa4@aol.com
Sent: Wednesday, September 30, 2009 8:55 AM
To: michael@savignol.com
Subject: Re: (no subject)

Dear Michael, I wish you well with your business venture in the National Hall area. Your famous Antique Store has become a cherished fixture which makes Westport a special place. Basically, DeRosa's Firehouse Pizza was told it was not getting the privilege of a lease renewal because the owners desired a more "Corporate" environment! My new rent was to be \$ 6,300.00 monthly/ Up from \$ 3,100.00 per month! WOW How about getting \$ 49.00 for a Pizza?? Incredible. I was told by Managing Partners that My property was "not producing" enough revenue. The good agreements that I had with Mr. Tauck were gone. He was gone. I begged to stay, next thing I knew I was gone. Really devastating. Really don't know what else to add. You guys were great neighbors, adding so much charm to the area; really & truly hope that the charm continues in years to come!! Respectfully, Dave DeRosa



...an experience!

**Knit...Crochet...Needlepoint...Embroider...Cross-Stitch
Supplies...Finishing...Repairs...Restoration...Stitching...Upholstery...Framing
...Custom Canvas Creations...The Needlework School**

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From CC WONG

Town of Westport
Planning and Zoning Department
110 Myrtle Avenue, Room 203
Westport, CT 06880
Telephone: 203-341-1030
Facsimile: 203-454-6145

9-28-09

Dear Sirs:

I am writing this letter to you with regard to the proposed zoning change for the properties in my surrounding area. Here are my thoughts which I would like you to consider:

- Categories of zoning create different environments for the land that they govern. It is imperative to establish exactly what is important for an area before attempting to change it. The history of this Historic Design District has been one which melds retail and residential spaces. These two kinds of land usage go very well together. The community of people inhabiting the residential spaces utilize the services or purchase the products provided by the retail space owners. The retail space owners are then able to reinvest in their businesses. The circle of exchange continues allowing consumers to get the things that they need and businesses to stay alive. When businesses continue to exist, rents are paid to landlords, landlords pay their taxes, townships continue to thrive. Thus the circle is complete.
- On an altruistic note, retail/residential zoning historically creates a "small town" flavor to an area. The hustle and bustle of shoppers is a welcome sign to tourist and other visitors. It generates interest and excitement in an area. It extends to the other town resources that are used. Business owners enjoy an environment of camaraderie and support. All of this insures the economic survival of any township.
- The Inn at National Hall's history demands that it be preserved. 1873-2009 is a long time to exist. How can an office building possibly compare to the memory of schooners, sailors, farmers loading and unloading their harvest? Guests who vacation at the Inn visit my Shoppe weekly. They tell the staff of their need to escape the rigors of their daily life. They relate the idyllic pastimes that they are enjoying at the Inn. An office building would create a wasteland after 5 PM and on weekends, thus ending the flow of excitement created by vacationers-and sales!

It is my contention that there be no change to the current zoning regulations. A change of zoning to "office space" would be deadly to the continuation of the small businesses that currently exist and those who might follow in the future. It would ruin the real estate value for these lovely buildings by making them unsellable to anyone but corporations. Instead of attempting to discard the small businesses that are part of the core of our nations economic backbone, I suggest the following:

- The owners of the Inn and surrounding real estate must rethink their fee structures and make it more conducive for residential, retail and other small businesses to rent their properties. In this way they would generate revenues and be able to not only profit, but also to reinvest in our area and thusly the Town of Westport.
- The landlords together with the business owners must join together. A plan for advertising and consumer incentive programs for the area must be instituted.
- Beautification in the form of benches, planters, holiday and occasion decorations must be begun.

Westport is a lovely town. I have always told people that my business is located "in a postcard". I just have to look out my front window to the storefronts and the bridge with all of its flags to know that it is a little bit of heaven on earth. Do not change that vision. Let it remain. Rather, find ways to insure its survival for Westport's residents and small business owners and for the world at large.

As always,
Terri Brancato, Managing Member

1 Wilton Road
Westport, CT 06880

Email: theneedleworkshoppe@hotmail.com
Website: tnsct.com

Phone: 203 227-8098
Fax: 203 227-8073

Carlene Safdie
Morelock Antiques
Formerly of 14 Post Road West
Westport, Ct 06880

9/21/09

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Glenn Major

To Westport Planning and Zone Board,

I leased 14 Post Road West in Westport, the mauve colored building that sits in between L'Antiquaire and the Inn at National Hall in the year of 2008 and 2009. I am an antique dealer with a long history of nearly 30 years of renting retail space from landlords. I have never encountered landlords so abusive and determined to make their tenants fail.

The hotel has a two-bedroom suite located on the second floor of this building. I rented the first floor for just over a year in the fall of 2008 to the late fall of 2009. Our lease agreement with Antares contained a base rent plus triple net. Our lease agreement included a cap on the CAM not to exceed a certain amount. Within three months, CAM charges were raised considerably; blatantly breaking the terms outlined in our lease.

Also, Antares stated in our lease agreement that they would replace all of the windows and doors facing the Post Road. I needed windows that would better display my merchandise and doors that would properly work (they were nailed shut) so that patrons could access the shop from the post road side. Prior to taking possession of the premises, Antares applied to P&Z and obtained permission to change the windows and doors after approval they refused to follow thru and finish the build out.

In addition we were held responsible for exorbitant utility charges for electricity and gas. I asked to see proof of these charges and many months later after repeated unreturned phone calls was informed that our accountant could make an appointment with someone at their office in Stamford and go through the files themselves.

I would have loved to stay in this beautiful location. However, under the untenable conditions my landlords made it impossible for me to stay. In the beginning of 2009, shortly after I vacated the space, my husband out of professional courtesy referred two potential tenants to replace me. Antares informed one of these serious retail candidates that the base rent would be 30 percent more than our current lease. The second viable retail tenant selling high end furniture utilized the services of Franco Fella of HK Group to assist her with obtaining a lease for this space. However, Antares did not even respond to their offer. Shortly after, Franco was able to find another retail space for this woman in Westport's Sconset square.

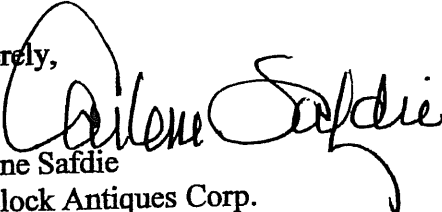
It is also our understanding than another tenant of Antares, at the time, Signorello 2 shared some of my problems; they too received exorbitant utility bills and unmet

promises stated in their lease agreement to change windows. That tenant no longer occupies that space.

I felt that it was a very lovely space to have a shop, with ample parking. I am sorry that it did not work out.

The property lends itself to retail usage providing there is proper management. There are many people who want retail in Westport and the location is unique especial with the large amount of parking available... As a six day a week mixed use property it would have greater benefit to the Westport community then straight offices which are utilized five days a week.

Sincerely,


Carlene Safdie
Morelock Antiques Corp.