

Redniss & Mead

March 3, 2011

Mary Young
Deputy Planning and Zoning Director
110 Myrtle Avenue, Room 203
Westport, CT 06880

Re: Amendment #625 – Revised Draft

Dear Ms. Young,

Attached please find a revised text change draft dated 2/24/11. This version is being submitted to address comments and discussions raised by Town Staff, Commission members, and the public prior to, during, and following the public hearing on February 17th. It is meant to supplement, not supersede, the published version dated 2/7/11. (The 2/17/11 version can be disregarded altogether.) In this way the PZC has maximum flexibility as to what they want to adopt.

As before, new language is shown in Red, Underlined, and Highlighted. Existing language to be removed is shown in Brackets with a Strike-thru and Highlighted. To distinguish this version from the 2/7 version, proposed changes to the existing text that remain unrevised are still shown with the same Yellow Highlight. Proposed changes that deviate from the 2/7 version are shown in a Grey Highlight. For example, in §19a, existing language that was previously marked for deletion but now proposed to remain is shown in a grey highlight, but no longer bracketed or struck-thru.

We have maintained the language for a priority system in §19A and added similar language to §32-15.6, both with the stipulation that any affordability plan be consistent with “State and Federal laws”. We have also added to §32-15.6 language taken from §32-12 regarding the size and distribution of affordable units throughout a development.

References to “gross lot area” in §32-15.10 and §32-15.11 have been removed. Building and total coverage will account for areas of steep slopes and wetlands. (FAR, by definition, is measured by the gross lot area.)

Existing language describing the nature and grading of open spaces has been maintained in §32-15.13.1.

There are additional, less substantive, changes throughout the text (also highlighted in grey), as certain grammatical and formatting errors have been addressed. We have also noted that the Commission has the option of leaving §32-15 as-is and adopting new text as §32-15A.

Please feel free to contact us with any questions or concerns, and we look forward to continuing the discussion at the March 10th PZC hearing.

Sincerely,



Richard W. Redniss, AICP