



WESTPORT, CONNECTICUT

ARCHITECTURAL REVIEW BOARD

ARB Comments
Proposed Text Amendment #621
"Residential Structure – Coverage Regulations"

The Westport Architectural Review Board was asked to review and comment on the proposed Text Amendment #621: "Residential Structure – Coverage Regulations" which was done at our 9/28/10 meeting.

This text amendment proposes many changes to existing percentages and allocations of construction elements to either building coverage or total coverage categories (e.g. swimming pools, tennis courts, patios, decks, etc.). These changes are extensive and difficult to relate to actual building projects.

The ARB asked if the P&Z Commission had performed model analyses of their recommendations and compared it to the current regulations to confirm that the desired results were achieved. We were told that no such analyses were done to test out the proposed coverage changes.

We were told that Text Amendment #621 was the first of three text amendments that the P&Z Commission plans to propose in an effort to address big house, water protection and runoff concerns. The ARB was told that the issues of setback and building height would be addressed at a later date.

The ARB questions how the P&Z commission could consider proposing changes to one of three inter-related criteria (coverage, setback and building height) without studying all three simultaneously?

While the ARB is very concerned with the big house issue and the environmental impact that construction has on our community, we feel that much more information is needed to properly evaluate this subject and determine the impact these changes will have on Westport homeowners.

The ARB strongly requests that all three components (coverage, setback and building height) be addressed simultaneously and that model analyses be performed to determine the impact they have on each other. It is important that this information be made available to other land use boards as well.

The Westport Architectural Review Board does not support proposed Text Amendment #621.

Respectfully,

George Masumian,
Chairman, ARB
9/29/10