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Carrie Makover
 Planning And Zoning
 110 Myrtle Avenue
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RE: Proposed Zoning Amendment #472

Dear Carrie,

It must be pointed out that every addition, alteration, new single family construction, pool, tennis court, dock or anything else that is done to someone's property adds to the value of their property and to the Grand List. If these regulations are passed, there will be a direct impact on the growth of the list. Not only the growth associated with the construction, but there will be an impact on the land values as well. The way the regulations stand now, if someone were to purchase a 1/2 acre lot north of the railroad, that person is allowed to build a 2-1/2 story dwelling with a maximum height of 35 feet. If the regulations are changed, that same person would only be allowed a maximum height of 30 feet. The extra five feet allows for additional value through finished or unfinished attics or just 2-1/2 story homes.

Homes that have already maximized their coverage will become more valuable. The person looking to purchase in Westport, will be forced to either purchase an existing home that has the space and amenities the he is looking for or build in a competing town. This could result in trading a buyer of a larger home for a smaller one, and with that buyer goes additional tax dollars for his vehicles, and spending power for the local economy. It is the quality of the current residential base within this town that continues to attract buyers of these large good quality homes. Changing regulations mid-stream gives little assurance to a present homeowner or a potential buyer that when it comes time for a major renovation to their home that they will be able to do what they feel they need. While a small number of existing homeowners may be the beneficiary of these new regulations, there are two sides to this coin. First the person that has a moderate dwelling on the market will not achieve it's true value because if a builder comes in to purchase it and take it down, he is now restricted to what he can build. Which in turn restricts the amount the can make for profit on the house. Which in turn will affect the growth in our Grand List. What these zoning amendments will do is create an artificial cap on the market.

Thank you,


 Glenn M. Werfelman
 Acting Assessor