

From: [don bergmann](#)
To: [Planning and Zoning](#)
Cc: [Fava, Jennifer](#)
Subject: Zoning Subcommittee - Baron's South and More
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To the Westport Planning & Zoning Commission and Subcommittee Addressing Regulations

From: Don Bergmann 32 Sherwood Dr. Westport CT 203 226 8712

Re: Baron's South and More

I have not been following your work on the above until recently.

1. I recommend that Baron's South remain as pristine open space. I will work hard to accomplish that goal. A plan for modest trails, is the right way to go. If that proves wrong over many years, only then should some other use be explored.
2. As to other regulations,
 - a. Require that all fences on the perimeters of properties have the good side facing outward,
 - b. Limit the height of fences and walls on the roadway perimeter of properties to four feet,
 - c. Change the rule adopted several years ago that allows five additional feet in height for a flood zone property to apply only to existing houses, i.e. all new construction should conform to the existing height rules without the benefit of additional height in flood zone areas,
 - d. Eliminate the height abuse miss used by builders by using gambrel roofs, i..e measure the midpoint of a roof from a roof line that begins at the top portion of the highest floor,
 - e. End consideration of the draft new zones for the beach areas, the draft is very bad.
 - f. Thank you for not allowing pools and athletic areas to be excluded from coverage in our beach areas. Consider including all patios as coverage.

Don Bergmann