

December 30, 2021

110 Myrtle Avenue, Westport, CT  
Westport Planning and Zoning

**Re: Draft Rev. 12/28/21 Text Amend. #TBD, to Modify 10,000 SF Limit on Single-Tenant Occupancies**

To Whom It May Concern:

While the elimination of the 10,000 sf tenant prohibition is an absolutely necessary and welcome step towards progress and economic advancement for the downtown area, requiring site plan/ special permit approval, IE a public hearing, is an additional layer of municipal oversight that should not be required for existing buildings which already exceed 10,000 sf. The expectation would be that said tenant or landowner, in advance of any signed lease or commitment, would have to spend an incredible amount of time and money to prepare an application to appear before the commission with no certainty as to the tenant's approval to occupy the space.

Further, what will be the anticipated criteria for determining the allowance or rejection of prospective tenants over 10,000 sf seeking commission approval; such determination without defined criteria could be perceived as discriminatory. Requiring a public hearing and commission approval is not sensitive to timely lease negotiations and will be prohibitive in this regard for most prospective tenants seeking to occupy existing buildings with spaces in excess of 10,000 sf.

We fully support the proposed elimination, but believe tenants over 10, 000 sf seeking a permit to occupy an existing building should be entitled to obtain a zoning permit as expediently as a tenant whom is less than 10,000 sf within the BCD & BCD/H, without the need to obtain additional approvals.

We appreciate the commission's consideration of our position on this matter.

Sincerely,  
Frederick W. Hoag AIA

**RICK HOAG**



**FREDERICKWILLIAMHOAG**  
ARCHITECT

57 WILTON ROAD  
2ND FLOOR  
WESTPORT, CT 06880  
P: 203.557.0803