

## Perillie, Michelle

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**From:** Rob Haroun <rob@sirdev.com>  
**Sent:** Tuesday, August 16, 2022 10:20 AM  
**To:** Perillie, Michelle  
**Cc:** Young, Mary  
**Subject:** Re: Next Zoning Regulation Revision Subcommittee Mtg 8/17/22

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That should be fine.

Just another caution, I have not looked at 1000sf ADUs and based on a rough sketch and a favorable average grade number, I can get 7/0 standing room area in the attic. If dormers are allowed in the attic, it would be a large building.

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**From:** Perillie, Michelle <mperillie@westportct.gov>  
**Sent:** Tuesday, August 16, 2022 9:56 AM  
**To:** Rob Haroun <rob@sirdev.com>  
**Cc:** Young, Mary <maryyoung@westportct.gov>  
**Subject:** RE: Next Zoning Regulation Revision Subcommittee Mtg 8/17/22

Thank you for your comments. Do you want me to post to website and forward to the subcommittee so that we can discuss at tomorrow's meeting?

Michelle Perillie AICP CFM  
Deputy Planning and Zoning Director  
203-341-1076



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**From:** Rob Haroun <rob@sirdev.com>  
**Sent:** Tuesday, August 16, 2022 3:18 AM  
**To:** Perillie, Michelle <mperillie@westportct.gov>; Young, Mary <maryyoung@westportct.gov>  
**Subject:** Re: Next Zoning Regulation Revision Subcommittee Mtg 8/17/22

**CAUTION:** This email originated from outside of the Town of Westport's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Michelle

Over it looks good. This is a quick 30-minute 3 am review. Comments below:

1. Underlined language in 11-2.4.8 A c and footnote should be highlighted.
2. What is your understanding of the face of the building vs the side of the building. Is the face where the main front door is placed.
3. When you state that the dormer shall not exceed 60% of the footprint of the roof area, would it be better to state that the dormered area shall not exceed 60% of the 1st floor area or 510sf. This would keep it more in proportion to the 1st floor of the ADU.
4. You should also state that dormers are only allowed to enlarge 2nd floor space and are NOT to be part of the attic.
5. Grading should be allowed, subject to engineering review, similar to main house, and pools, not all sites are flat. Do you really want the Commission to add to their review ADU grading plans. I counted 3 or 4 grading plans and i ADU grading plan at the last session.
6. Keep in mind that I have focused on 650sf ADUs which are now being expanded to 850sf. I have not focused on 1000sf ADUs to determine what pitch a typical 25 x 40 footprint would have. Depending on the existing grade, this type of structure might be more that what the Commission wants.
7. I see no reason not to finish lower levels, provided there are no bedrooms.

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**From:** Perillie, Michelle <[mperillie@westportct.gov](mailto:mperillie@westportct.gov)>

**Sent:** Friday, August 12, 2022 2:15 PM

**Cc:** Amanda Cuda <[Acuda@ctpost.com](mailto:Acuda@ctpost.com)>; Cammeyer Michael <[mcammeyer@westportct.gov](mailto:mcammeyer@westportct.gov)>; Cathy Walsh <[cawalsh6@optonline.net](mailto:cawalsh6@optonline.net)>; Dobin Danielle <[ddobin@westportct.gov](mailto:ddobin@westportct.gov)>; David Lowrie <[greenchef06880@gmail.com](mailto:greenchef06880@gmail.com)>; David Waldman <[David@davidadamrealty.com](mailto:David@davidadamrealty.com)>; Ellen van Dorsten <[evandors@optonline.net](mailto:evandors@optonline.net)>; Falk, Harris <[hfalk@westportct.gov](mailto:hfalk@westportct.gov)>; Fava, Jennifer <[jfava@westportct.gov](mailto:jfava@westportct.gov)>; Frederick Hoag <[rick@fwharch.com](mailto:rick@fwharch.com)>; John Ceriale <[ceriale@pha.global](mailto:ceriale@pha.global)>; John Suggs <[johnsuggs@gmail.com](mailto:johnsuggs@gmail.com)>; Kiselak, Michael <[mkiselak@westportct.gov](mailto:mkiselak@westportct.gov)>; Maria Funicello <[funi61@aol.com](mailto:funi61@aol.com)>; Mary Iodice ([mcatherine14@yahoo.com](mailto:mcatherine14@yahoo.com)) <[mcatherine14@yahoo.com](mailto:mcatherine14@yahoo.com)>; Mandell, Matthew <[mmandell@westportct.gov](mailto:mmandell@westportct.gov)>; Melissa Ceriale <[mceriale@mac.com](mailto:mceriale@mac.com)>; Falk, Marcia <[mfalk@westportct.gov](mailto:mfalk@westportct.gov)>; Michael Calise ([michaelcalise@settlers.com](mailto:michaelcalise@settlers.com)) <[michaelcalise@settlers.com](mailto:michaelcalise@settlers.com)>; Patti Brill <[pattibrill4@gmail.com](mailto:pattibrill4@gmail.com)>; Rob Haroun <[rob@sirdev.com](mailto:rob@sirdev.com)>; Roger Leifer <[rogerleifer@gmail.com](mailto:rogerleifer@gmail.com)>; Liccione, Sal <[sliccione@westportct.gov](mailto:sliccione@westportct.gov)>; Steve Beck ([sbeck@sonorestaurantgroup.com](mailto:sbeck@sonorestaurantgroup.com)) <[sbeck@sonorestaurantgroup.com](mailto:sbeck@sonorestaurantgroup.com)>; [WAchilles@aol.com](mailto:WAchilles@aol.com) <[WAchilles@aol.com](mailto:WAchilles@aol.com)>; Batteau, Wendy <[wbatteau@westportct.gov](mailto:wbatteau@westportct.gov)>; [wcrowther@optonline.net](mailto:wcrowther@optonline.net) <[wcrowther@optonline.net](mailto:wcrowther@optonline.net)>; Young, Mary <[maryyoung@westportct.gov](mailto:maryyoung@westportct.gov)>

**Subject:** RE: Next Zoning Regulation Revision Subcommittee Mtg 8/17/22

Please see the draft ADU text amendment to be discussed at next week's subcommittee meeting.  
Have a great weekend.

Michelle Perillie AICP CFM  
Deputy Planning and Zoning Director  
203-341-1076



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**From:** Perillie, Michelle

**Sent:** Thursday, August 11, 2022 12:12 PM

**To:** Amanda Cuda <[Acuda@ctpost.com](mailto:Acuda@ctpost.com)>; Cammeyer Michael <[mcammeyer@westportct.gov](mailto:mcammeyer@westportct.gov)>; Cathy Walsh <[cawalsh6@optonline.net](mailto:cawalsh6@optonline.net)>; Danielle Dobin ([ddobin@westportct.gov](mailto:ddobin@westportct.gov)) <[ddobin@westportct.gov](mailto:ddobin@westportct.gov)>; David Lowrie <[greenchef06880@gmail.com](mailto:greenchef06880@gmail.com)>; David Waldman <[David@davidadamrealty.com](mailto:David@davidadamrealty.com)>; Ellen van Dorsten <[evandors@optonline.net](mailto:evandors@optonline.net)>; Falk, Harris <[hfalk@westportct.gov](mailto:hfalk@westportct.gov)>; Fava, Jennifer <[jfava@westportct.gov](mailto:jfava@westportct.gov)>; Frederick Hoag <[rick@fwharch.com](mailto:rick@fwharch.com)>; John Ceriale <[ceriale@pha.global](mailto:ceriale@pha.global)>; John Suggs <[johnsuggs@gmail.com](mailto:johnsuggs@gmail.com)>; Kiselak, Michael <[mkiselak@westportct.gov](mailto:mkiselak@westportct.gov)>; Maria Funicello <[funi61@aol.com](mailto:funi61@aol.com)>; Mary Iodice ([mcatherine14@yahoo.com](mailto:mcatherine14@yahoo.com)) <[mcatherine14@yahoo.com](mailto:mcatherine14@yahoo.com)>; Matt Mandell ([mmandell@westportct.gov](mailto:mmandell@westportct.gov)) <[mmandell@westportct.gov](mailto:mmandell@westportct.gov)>; Melissa Ceriale <[mceriale@mac.com](mailto:mceriale@mac.com)>; [mfalk@westportct.gov](mailto:mfalk@westportct.gov); Michael Calise ([michaelcalise@settlers.com](mailto:michaelcalise@settlers.com)) <[michaelcalise@settlers.com](mailto:michaelcalise@settlers.com)>; Patti Brill <[pattibrill4@gmail.com](mailto:pattibrill4@gmail.com)>; Rob Haroun ([rob@sirdev.com](mailto:rob@sirdev.com)) <[rob@sirdev.com](mailto:rob@sirdev.com)>; Roger Leifer <[rogerleifer@gmail.com](mailto:rogerleifer@gmail.com)>; [sliccione@westportct.gov](mailto:sliccione@westportct.gov); Steve Beck ([sbeck@sonorestaurantgroup.com](mailto:sbeck@sonorestaurantgroup.com)) <[sbeck@sonorestaurantgroup.com](mailto:sbeck@sonorestaurantgroup.com)>; [WAchilles@aol.com](mailto:WAchilles@aol.com); [wbatteau@westportct.gov](mailto:wbatteau@westportct.gov); [wcrowther@optonline.net](mailto:wcrowther@optonline.net); Young, Mary <[maryyoung@westportct.gov](mailto:maryyoung@westportct.gov)>

**Subject:** Next Zoning Regulation Revision Subcommittee Mtg 8/17/22

Hope your summer is going well!

The next P&Z Zoning Regulation Revision Subcommittee meeting is scheduled for **Wednesday, August 17, 2022 at 12:00pm.**

We will be discussing modifying the ADU regulation.

Please see the attached Agenda with Zoom link.

Michelle Perillie AICP CFM  
Deputy Planning and Zoning Director  
203-341-1076

