

Perillie, Michelle

From: don bergmann <donlbergmann@sbcglobal.net>
Sent: Saturday, February 25, 2023 1:09 PM
To: Planning and Zoning
Cc: Perillie, Michelle
Subject: Cupula Discussion

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To: The Appropriate Committee of P & Z
From: Don Bergmann 32 Sherwood Dr. Westport CT 203 226 8712
Re: Cupula Discussion at February 28th Meeting

No advice of which I am aware has been provided as to this agenda item, "Cupula Discussion", though Mary Young has mentioned that it results from discussions between ZBA Chair, Jim Ezzes and P&Z Chair, Danielle Dobin.

I recommend that the relevant Committees and the Commission consider eliminating the height exemption for all cupulas that are situated on structures within either a residence B and possibly even a residence A zone. The purpose of a qualifying cupula is to provide an exterior design feature and for interior light. For small lots, the additional height allowed for cupulas conflicts with the legitimate interest for unobstructed views. This is particularly true in our beach areas, where views are especially desired. In essence, the design feature appeal of a cupula is outweighed by the visual obstruction that results. As to the interior light issue, that can easily be addressed by a skylight or often by window designs on the roof. A cupula is not needed for such light. Finally, as is well known, cupulas and their regulatory interpretations have been the subject of architectural and builder disputes with the Town and neighbors. Such disputes almost always relate to the present height exemption. Eliminating that exception for small lots or at least lots near the beach would save time and contentiousness.

I ask that serious consideration be given to eliminating the height exemption for cupulas, at least for small lots and particularly for lots within our beach areas. If a property owner wants a cupula in those areas, they should be required to accommodate that desire within the otherwise applicable roof height limitations.

Don Bergmann