



WESTPORT

Planning & Zoning Commission

Town Hall, 110 Myrtle Avenue, Room 203
Westport, CT 06880
Westportct.gov
pandz@westportct.gov
Telephone (203) 341-1030

Minutes

Planning and Zoning Commission's Affordable Housing Subcommittee

Wednesday, March 13, at 12:00pm

No physical location. Meeting held electronically.

P&Z Commissioners in Attendance:

Paul Lebowitz, P&Z Commission Chairman and Affordable Housing Subcommittee Chair
Neil Cohn, P&Z Commission Member and Affordable Housing Subcommittee Member
Amy Wistreich, P&Z Commission Member

Public in Attendance

Claudia Coplen	Pete Harrison	Lauren Soloff	Danielle Dobin
Helen McAlinden	Elaine Daignault	Kayla Mutchler	Jonathan Steinberg
Wendy Batteau	Kate Weber	Ryan Balis	Kaila Morgan
Matthew Mandell	John Schwing	Rebecca Martin	Kiley Gosselin
Peggy Danneman	Jim Ezzes	Ron Friedson	Seve Malloy
David Pinto	R.B. Benson	Sharuma Mahesh	

Planning & Zoning Staff

Mary Young, Planning and Zoning Director
Michelle Perillie, Deputy Planning and Zoning Director
Amanda Trianovich, Planner

Agenda

1. Presentation from Desegregate CT on Work Live Ride

Pete Harrison, Director of Desegregate Connecticut, presented a PowerPoint presentation on the Bill "Work Live Ride" and can be viewed [here](#).

Danielle Dobin shared her thoughts on the proposed Work Live Ride Bill.

Ron Friedson, Managing Member for SSMRF Real Estate 1 LLC discussed his thoughts on regulating affordable housing as seen [here](#) in his email dated 2/21/24.

Matthew Mandell, RTM District #1 and Planning and Zoning Committee Chair shared his thoughts on the proposed Work Live Ride Bill.

Wendy Batteau, RTM District #8 and Planning and Zoning Committee Member shared her thoughts on the proposed Work Live Ride Bill and how it could affect the environment.

2. Discussion of Progress on the Affordable Housing Plan

Michelle Perillie, Deputy Planning and Zoning Director provided a brief update on the [Affordable Housing Plan](#) goals that have been achieved as of March 12, 2024.

ADOPTED Text Amendment removing zoning barriers to affordable housing in Sec. 39A, Inclusionary Housing Overlay District. For more information, see resolution for [Text Amendment #827](#).

ADOPTED Cottage Cluster Development Regulations For more information, see resolution for [Text Amendment #835](#).

Matthew Mandell, RTM District #1 and Planning and Zoning Committee Chair discussed the recently adopted The Westport Affordable Housing Trust Fund (WAHTF).

ADOPTED Affordable Housing Trust Fund. For more information, see [Westport Affordable Housing Fund Ordinance](#) Final Approved by RTM

ADOPTED Inclusionary Zoning Fee of 0.5% of Construction Costs. For more information see resolution for [Text Amendment #840](#) and [RTM Adopted Fee Schedule](#).

For information how much Westport has collected in Inclusionary Zoning Fees, see the [Inclusionary Housing Fee Tracker as of 3-13-24](#)

3. Status report on affordable housing developments under construction.

Michelle Perillie, Deputy Planning and Zoning Director described Westport's Diverse Housing Regulations and Projects seen [here](#).

Ms. Perillie also provided an updated on the [projected 2nd and 3rd moratorium](#), [affordable housing units in Westport](#), and the [2023 Affordable Housing Appeals list](#).

Paul Lebowitz, P&Z Commission Chairman and Affordable Housing Subcommittee Chair thanked everyone for attending and adjourned the meeting at 1:11 pm.

A full audio recording of the meeting is archived and available on the Town of Westport's website, [here](#).

Respectfully Submitted By:

Amanda Trianovich, Planner

March 14, 2024