

## Explanation re: construction delays at 233 Hillspoint Rd.

James Pendry <pendryjames@gmail.com>

Tue 9/17/2024 2:23 PM

To: Perillie, Michelle <mperillie@westportct.gov>

**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.

To whom it concerns:

As the owner of 233 Hillspoint Rd, I committed to have the exterior of the building complete by September 3rd. I have missed that date and in all likelihood will not have it finished before the September ZBA meeting on 9/24/2024.

The intermediate deadline to have the horizontal shingles without corner boards complete has been satisfied and the vertical siding on the alcove will be complete but the addition whereby the exterior front stair is enclosed has proven challenging to complete in the time frame necessary.

The roof was removed, material ordered and the framer was scheduled to begin on Monday, August 21, which would have given us just enough time to meet the September 3rd deadline. Unfortunately, 13 inches of rain fell in 8 hours on Sunday, the 20th, resulting in loss of life, Rte 67 being completely washed out in places and several houses and restaurants lost to the raging force of the rising river.

Needless to say, it was all hands on deck for the local construction trades and my contracted framer has been working on storm repairs for both the public and private sectors ever since. Well, there are many tradesmen so why not just hire someone else you might think? Yes and no!

The previous contractor did not follow the plan so there has been many, many meetings with several structural engineers (the location on the beach requires designing for both flooding and hurricane-force winds which results in complex engineering involving lots of inflexible, unforgiving steel) figuring out how to retro-fit a design to meet code while not tearing the house down and starting over.

Thus, I need a very talented and experienced framing crew accustomed to working with steel and available quickly when, as we all know, all quality contractors have a sixty backlog at least. Capitalism has a solution to this problem you might understandably think - pay up until there is sufficient incentive to hire an urgent replacement. Again, yes and no!

All institutional lenders require there to be a valid zoning and building permit for the work (just recently issued) and that the stipulated settlement between the owner/developer and the suing neighbors be signed off by the Judge even though all three parties to the action have all approved the modification. Unfortunately, the Judge has not signed off and without the ability to get a loan, my equity has become very limited.

The new framer starts this Thursday, the 19th and I have scheduled the roofer and siders to return on Monday, the 30th to re-install the roof on the addition and install the balance of the vertical siding. I

anticipate completion by Friday, October 4th and am committing to finish by October 15 to compensate for any more surprises.

I sincerely apologize for all the above and I know the excuses are just that but all I can say is that I've been working diligently to satisfy the Commission's concerns against considerable obstacles.

Any comments or questions are welcome. I can be reached at the number below.

**James Pendry**

Summit Residential, LLC

(203) 913-8137