


Re: 4 Compo Pkwy

Perillie, Michelle <mperillie@westportct.gov>

Thu 8/15/2024 11:34 AM

To: Christopher Russo <Chris@russorizio.com>

Cc: Tartaglia, Michael <mtartaglia@westportct.gov>; Montagna, Laurie <lmontagna@westportct.gov>

 1 attachments (33 KB)

Artificial Grass 5-4-22_.pdf;

Hi Chris,

Thank you for your letter. In reference to the memo written by Laurie Montagna on 5/4/22 you did not mention the rest of the memo which states, *"This does not mean that recreational uses, such as a putting green can be installed in the setbacks, as the setbacks are meant to be free of obstructions and recreational uses. The setback area is intended to provide a buffer between properties free of structures and activities."*

Additionally, Section 12-4 (Setbacks in Res AA district) states, *"No principal building, structure or use or accessory building or structure shall extend closer than thirty (30) feet from any street line or twenty-five (25) feet from any side or rear lot line."* The subject of the NOV is not the artificial grass but instead the putting green use within the setback. To conclude, our office cannot issue a Letter of Zoning Compliance until the putting green is removed.

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



From: Christopher Russo <Chris@russorizio.com>

Sent: Wednesday, August 14, 2024 1:29 PM

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

Subject: 4 Compo Pkwy

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Hey Michelle,

I had submitted this letter to Mike as I'd been talking with him about the property and its putting green. But I saw an away message that he's out for a bit. I'm not sure who would be handling in his place, but I'd be happy to discuss with whomever would be handling. Thanks.

Christopher B. Russo

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TOWN OF WESTPORT
PLANNING & ZONING DEPARTMENT
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Phone(203) 341-1030, Fax (203) 454-6145

Memorandum:

From: Laurie Montagna, Zoning Official

Date: 5/4/2022

Re: **Turf Grass**

At a meeting today with Staff it was discussed whether artificial grass is to be considered an improvement or not, and whether it can be installed in the setbacks without a variance.

It was determined that installation of artificial grass can be considered the same as real grass and not considered an improvement and therefore can be located in the setback area without a variance. This does not mean that recreational uses, such as a putting green can be installed in the setbacks, as the setbacks are meant to be free of obstructions and recreational uses. The setback area is intended to provide a buffer between properties free of structures and activities.