

From: [Perillie, Michelle](#)
To: [Velky, Karen](#)
Subject: Fw: Hearing Tonight re: Text Amendment
Date: Monday, November 4, 2024 12:33:39 PM

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From: James Pendry <pendryjames@gmail.com>
Sent: Monday, November 4, 2024 11:58:53 AM
To: Perillie, Michelle <mperillie@westportct.gov>
Subject: Hearing Tonight re: Text Amendment

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The Public Hearing scheduled this evening before the Planning and Zoning Commission to discuss a significant change in use which should require the lengthy process involved in establishing a new zone. This kind of change of use clearly calls for a new zone with its safeguards and involvement from the public akin to the changes contemplated at Jesup Green. This is instituting a new zone masquerading as a Text Amendment.

Of the three properties affected, it is my understanding that only one has shown any interest in the expanded uses. Does that make it spot zoning? Maybe.

The unique characteristics of the three properties in question raises further questions in terms of the specific changes being requested in the Amendment. The Country Store has no property that would allow for outside seating or obviously any expansion in outside seating. In contrast, Christies is a very large property with a huge parking lot located on a street with an unusually wide ROW far away from any neighbors who might be affected by noise or an increase in generalized activity or commotion. Christies could serve 50 people without affecting neighbors, or criss-crossing pedestrians.

The Hillspoint property has an usually narrow ROW made narrower recently with Public Works moving the sidewalk in front of 233 Hillspoint off private property into the ROW thereby reducing the width of the road by almost five feet. The store is at a very tight intersection with limited visibility, a crosswalk, extensive dog walkers and exercisers as well as traffic flows which compete with pedestrian safety. The other two properties have none of these challenges

This Public Hearing needs to be postponed to address the myriad issues raised by both the substance and technical process whereby this change is attempting to be adopted.

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