

From: emailburner89@aol.com
To: [Zoning Board of Appeals](#)
Subject: WARNING - THIS MESSAGE IS CLASSIFIED AS SPAM 238 Hillspoint Rd. - ZBA-24-00579
Date: Monday, November 11, 2024 12:25:03 PM

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Subject: Concerns Regarding Proposed Development at 238 Hillspoint Road,
Westport, CT

Lyle Bross
236 Hillspoint LLC, Westport, CT

Planning and Zoning Board of Appeals
Town of Westport, CT

Dear Members of the Board,

I am writing to express my concerns regarding the proposed construction at 238 Hillspoint Road, which is directly adjacent to my property at 236 Hillspoint Road. After reviewing the submitted plans and documents, I believe there are several aspects of the proposal that warrant further consideration and modification to ensure compliance with Westport's zoning regulations and to mitigate potential adverse impacts on neighboring properties and the environment.

Specific Concerns:
Building Height Compliance:

According to Westport's zoning regulations, the midpoint of the roof cannot exceed 25 feet.

With the proposed first-floor elevation at EL. 18.41, achieving a compliant height seems highly improbable, even accounting for a potential flood elevation adjustment bonus.

The submitted plans do not include critical details such as roof midpoint elevations, second-floor elevations, or third-floor elevations. This omission makes it difficult to verify whether the proposed structure complies with height restrictions.

I urge the board to require complete elevation plans, including roof midpoints, to ensure compliance.

Placement of Mechanical Equipment:

The plans fail to indicate the locations of air-conditioning compressors and a potential generator.

It has been observed in past cases that such equipment may be added after a Certificate of Occupancy (CO) is issued, often encroaching into setbacks.

Mechanical equipment, especially noisy systems like air-conditioning compressors

and generators, must be located outside setback areas to comply with zoning regulations and minimize disturbances.

I recommend requiring these locations to be clearly indicated on the plans prior to approval and ensuring ongoing compliance with setback requirements.

Flood Zone and Drainage Concerns:

The property is within a FEMA AE-designated flood zone (EL. 13), and raising the first-floor elevation significantly alters the topography.

The proposed changes could increase surface runoff and exacerbate flooding risks for neighboring properties, including mine.

A detailed hydrology study and a comprehensive stormwater management plan are necessary to address these concerns.

Setback Violations and Privacy Issues:

The proposed setbacks (e.g., 7.5 feet in certain areas) are minimal and may not sufficiently buffer neighboring properties.

This proximity reduces privacy, introduces potential light and noise disturbances, and does not align with the character of the neighborhood.

I request a review of whether setbacks comply with zoning requirements and suggest increasing the buffer wherever possible.

Environmental and Vegetation Impact:

The removal of vegetation and grading changes could destabilize soil and reduce natural drainage capacity.

A clear landscaping and re-vegetation plan is essential to mitigate environmental impacts.

Construction Disruption:

The scope of the project raises concerns about noise, dust, and disruption during construction.

I urge the board to require a construction management plan to minimize these impacts and ensure compliance with local noise ordinances.

Incomplete Plan Details:

The plans omit key details necessary to assess compliance, including complete elevation information, placement of mechanical equipment, and precise grading plans.

I recommend the board require the applicant to submit revised and complete plans for review.

Conclusion

While I respect the right of the property owner to improve their land, I believe the proposed project raises valid concerns about zoning compliance, neighborhood character, and potential adverse impacts on nearby properties. I respectfully request that the board require revisions and additional documentation to ensure compliance with regulations and protect the interests of neighboring property owners.

Thank you for your time and careful consideration of these points. I look forward to your response and to participating in further discussions on this matter.

Sincerely,
Lyle Bross
236 Hillspoint LLC