

From: [Lv Xu](#)
To: [Rick Redniss](#)
Cc: [Planning and Zoning](#); [Perillie, Michelle](#)
Subject: Re: comments on Text Amendment #787 PZ-21-00099
Date: Monday, March 29, 2021 9:56:22 AM

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Hi Rick,

Please find my comments highlighted in yellow.

best,
Lv Xu

On Sun, Mar 28, 2021 at 9:50 PM Rick Redniss <rick.redniss@rednissmead.com> wrote:

Thank you for copying me on your email.

Please allow me to respond to your ' Four Rules ' :

1. In order to use the 30' setback to your Residential boundary ,that you suggest , it would require saw cutting just over 5' off of the back of the existing building. The existing building slightly encroaches on the existing 25' HSD setback . **I suggest the 30 feet setback to residential boundary is when the buidling is repurposed to residential use and 25 feet setback will still apply to commerical use. It will not impact the current current commerical building.**

2. The HSD already allows 30' in height measured to the midpoint of the roof. That means the roof/ actual height could be much taller under the existing regulations. Your suggestion that height be limited to 25' is actually less than allowed now in the HSD. **Again, I suggest the 25 feet height is when the buidling for residential use and will not change the current commerical use requirement.**

3. As the traffic report indicates the traffic from 14 small units is highly likely to be less than that of many other uses allowed in the zone. Taking out a few units will have no appreciable decrease in traffic. This is the Post Road. The difference is infinitesimal. **May I have a copy of the traffic report? I believe your "many other uses allowed in the zone" refers to commercial use. As I said preivously, HSD is "to provide suitable locations for general commercial, automobile and drive-in type establishments which serve the needs of motorists." Now your applicaiton is to change the purpose. I believe the comparsion shall not only be the curent allowed use in the zone. We should use precedents such as GBD/R to analyze the traffic impact and decide the proper density, sicne westport is the whole community and the unified approach should be taken.**

4. We certainly have no objection to capping the residential use to 2 developments. We will discuss this with staff and maybe make that change now so it can be advertised that way. **great. Please let me know once you update the proposed text.**

Did you get a chance to review the latest landscaping plan? Hopefully it addressed the things we spoke about. As I told you during our walk it is advised to get the best plans in place so there can be enforceable conditions. **Do you mind resending the landscaping plan? The latest email from you that I can found is 3:49 PM on March 5 and it did not contain the landscaping plan.**

Thank you again.

On Mar 28, 2021, at 11:21 AM, Lv Xu <linda.xulv@gmail.com> wrote:Ed


Dear P&Z Committee,

My name is Lv Xu, the owner of 6 Colonial Rd. I want to comment on the proposed text changes to the Highway Service District ("HSD").

Similar to the requirements set in 24B-4, 24B-5, 24B-9 and 24B-16 ("Four Rules") in the 24B GENERAL BUSINESS DISTRICT/RESIDENTIAL (GBD/R) Section, HSD needs some protections too. The Four Rules will help keep the Greens Farms area a great community, while adding some residential units. I am sure that P&Z considered all the facts and adopted the Four Rules. I would appreciate it that P&Z puts the Four Rules into the HSD as well.

For the convenience of everyone, I made a comparison chart (the chart is also attached):

Applicant Proposed Text Changes (HSD)	GBD/R	Comments
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	<p>24B-4 Setbacks (See §31-4 through §31-8, also.)</p> <p>No principal building, structure or use shall extend closer than thirty (30) feet from any front lot line or Residential District Boundary Line, fifteen (15) feet from any side lot line or twenty-five (25) feet from any rear lot line. No accessory building or structure shall extend closer than thirty (30) feet from any front lot line or Residential District Boundary, and fifteen (15) feet from the side and rear lot lines. There shall be a building separation of twenty (20) feet for residential building heights of thirty-five (35) feet or less, and a building separation of twenty-five (25) feet for</p>	<p>The proposed text stroke Residential District Boundary Line is not reasonable. 30 feet from the residential district boundary line should be kept.</p>
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	residential building heights over thirty-five (35) feet.	
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	<p>24B-5 Height</p> <p>No building or other structure shall exceed a height of twenty-five (25) feet. The Planning and Zoning Commission may, provided the applicant demonstrates to the satisfaction of the Commission, present or future public benefits, allow an additional twenty-two (22) feet in height for residential buildings to the top of a flat roof, or highest ridge of a pitched roof on sites located within the 100-year floodplain that require the building to be elevated, subject to Fire Department review and approval.</p> <p>The provisions of this section shall not apply to roof-top mechanical equipment and elevator rooms provided:</p> <ol style="list-style-type: none"> 1. All roof-top mechanical equipment shall be screened; and 2. All roof-top mechanical equipment and associated screening shall be set back ten (10) feet from the nearest parapet wall or, if no parapet wall, the nearest edge of roof; and 3. The structure shall not extend more than five (5) feet above the ridge of the roof or top of flat roof on which it is located. 	<p>The height should be kept at 25 feet.</p>
n/a	<p>24B-9 Residential Density</p> <p>The maximum allowable density shall not exceed twenty (20) bedrooms per gross acre. The maximum number of units per acre shall not exceed ten (10).</p>	<p>This rule should apply to HSD, since this rule will limit the traffic and the density.</p>
n/a	<p>24B-16 Development Cap</p> <p>No more than two (2) General Business District/Residential developments shall be permitted within the Town of</p>	<p>This rule should apply to HSD, since it will keep the majority of</p>

	Westport.	HSD as commercial land.
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Best,
Lv Xu