

## CANDIDATES FOR PLANNING AND ZONING COMMISSION

### VOTE FOR ANY THREE

**LWV Question: What regulatory changes can be made to encourage renovating and preserving existing homes?**



**TIMOTHY WILLIAM WETMORE, Republican**

Answer: Zoning regulations are intended to insure that the character of our neighborhoods is maintained. A well designed new home is just as valuable to the community as a well preserved home. Many communities have struggled with the "Teardowns/Big house" issue, utilizing complicated height and floor area restrictions, etc. with limited success. As an Architect with eighteen years of experience, I've found regulations which encourage reducing or the breaking up of the building mass work best. This can be accomplished through minor regulatory changes. Also, it is important to allow for a more streamlined process for the renovation/expansion of existing homes. So as not to overburden these projects with extensive reviews and requirements intended for larger more complex projects.

Background: Architect/Principal Wetmore Associates. Married to Lorraine, Father, of Matt, Lucas, & Alexis. Member School Building Committee, Staples/Long Lots Subcommittees. Former Member Port Chester Architectural Board of Review, (1990-97)



**HOWARD B. LATHROP, Democrat /Save Westport Now**

Answer: Expansion of the number of Historic Design Districts and the creation of Special Design Districts would preserve existing houses and the character of the neighborhoods they create. Their unique character has been established slowly. The houses, the natural topography, the landscaping, and street layout together create the overall ambiance. All these elements need to be conserved. Each Design District would require different design guidelines and zoning regulations including restrictions on tree removal. Required setbacks and building heights along the street would be maintained. Additions would occur away from the street front. New construction should fit within an envelope matching the volume allowed for existing houses. For situations outside of a Design District where an individual

building is deemed significant, multiple unattached buildings on a single site should be allowed. Background: Howard Lathrop, a member of the Westport School Building Committee, is an architect with extensive experience designing buildings throughout the world.



**RONALD D. CORWIN, Democrat/Save Westport Now**

Answer: Protecting Westport's character should be the Planning and Zoning Commission's overriding concern. We should provide incentives for owners of historic homes to have their properties named a Local Historic Property or part of a Historic District. Prior changes would go through the Historic District Commission and P&Z. We should also explore the creation of Village Districts in some areas of town. These districts allow new construction and substantial reconstruction while protecting the distinctive character of historic structures. In addition, I would try to determine why our present regulations are discouraging renovations and search for changes that allow homeowners maximum use of their properties within limits that guarantee preservation of land, streetscape and other resources.

Background: Westport resident since 1986; coached Little League and Recreation basketball; chairman, Boating Advisory Committee; member, Mill Pond Advisory Committee. Executive Leadership Coach; Held senior positions at Citicorp in U.S. and Europe. Ph.D. Syracuse University.



**BRUCE E. KASANOFF, Democrat/Save Westport Now**

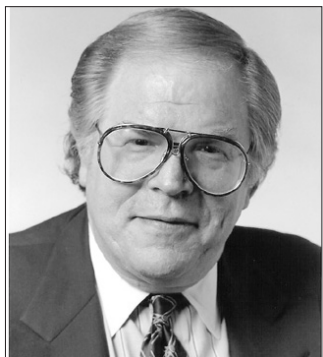
Answer: It's essential that we protect Westport's character by preventing the construction of oversized houses on small lots. Instead of focusing merely on lot coverage, zoning should look at the total size of the house. For example, present regulations encourage negative practices, like shortening driveways to maximize house sizes. This puts big houses too close to the road. We also should consider making it harder for developers to build oversized spec houses that ignore a neighborhood's characteristics, so they can maximize potential profits. Westport is a charming town with a special character, and it should remain that way.

Background: Westport schools' Information Technology Literacy Curriculum Committee; one child each in Westport elementary, middle and high schools. In Westport since 2001. Business strategist, author and speaker. Professional reputation for developing innovative solutions to challenging problems. Able to simplify complex situations, and to build consensus across diverse constituencies. Wharton MBA.

## CANDIDATES FOR ZONING BOARD OF APPEALS

### VOTE FOR ANY TWO

**LWV Question: What should the considerations be when a request for a variance comes before the ZBA?**



**PETER THORNER, Republican**

Answer: Within the context of preserving the public health, safety, convenience, welfare and property values with respect to a parcel of land, and consistent with both Westport's Town Plan and its comprehensive zoning requirements as well as the preservation of the character of the neighborhood, considerations of variances would be appropriate to circumstances where unique conditions affecting a parcel results in substantial difficulty or singular realistic hardship that can be well-documented as a consequence of applying existing zoning regulations. I believe in the exercise of fairness in approaching all applications for variances and would consider, in an impartial manner, the potential impact of the requested variance on adjoining properties, traffic patterns, intended use and the overall well-being of the Town's residents in reaching equitable conclusions.

Background: Currently a partner in a private equity merchant banking firm and consultant with respect to corporate strategic initiatives; Corporate director; Formerly Chief Executive of two multibillion (candidate exceeded 150 word count)



**JACQUELINE J. MASUMIAN, Democrat**

Answer: When a request for a variance comes before the Zoning Board of Appeals, the only consideration for the granting of the variance is a legitimate hardship pertaining to the land in question. A request for a variance must provide a good argument that literal enforcement of the zoning regulations would result in exceptional difficulty or hardship. Hardships not pertaining to the land cannot, by law, be considered. Tangential considerations in granting a variance might be public safety and welfare, existence of an historic structure, or pre-existing non-conformities. Having been a member of ZBA for four years and reviewed close to 150 applications, I have seen a wide variety of circumstances and have considered each application very carefully.

Background: 22-year resident of Westport. 19-year Westport business owner. Certified landscape designer. BA DePauw University. Volunteer for Yankee Golden Retriever Rescue. Married to Westport architect George Masumian.



**DOUGLAS J. BOWEN, Democrat**

Answer: The primary consideration is to determine if there is a genuine hardship in conjunction with zoning and other regulations. A hardship is determined when there are unique characteristics, uses or circumstances involving the property under review. Consideration must also be given to any adverse impact on adjacent properties, the neighborhood

and residents of the Town of Westport. Variances are granted in perpetuity and thus decisions by the ZBA must be made after careful consideration and analysis. Background: A twelve year resident of Westport, he and his wife Ellen have two children in the Westport school system; Managing Director of ING Clarion with 23 years experience in real estate investment and zoning matters; masters in business from Carnegie Mellon University and civil engineering degree from Lafayette College; coach in Parks and Rec; member of original Baron's South Planning committee; and board member of the Devereux Glenholme School.

## CANDIDATES FOR RTM

### DISTRICT ONE • VOTE FOR ANY FOUR

**LWV Question: What are Westport's critical needs and how do they relate to your district?**



**DIANE D. CADY**

Answer: District 1 and Westport share critical needs in the protection of valuable natural resources: the beaches, Long Island Sound and trees on public property. The unique charm of Saugatuck and Compo beach requires protection from needless teardowns and overdevelopment. Increased tax relief for seniors of lower incomes is part of the solution. Maintaining our schools' high standards and balance of town services with Westporters ability to pay for them.

Background: Served 2 years on RTM, working on RTM Study Committees: Environment, Health and Human Services, Parks and Recreation. Outspoken against the loss of trees at Longshore. Planted trees in beach area with grants, past Co-Chair Westport's Tree Board, advocate for: improved storm drains, financial assistance for elevation of houses against flooding, Unsung Hero from Red Cross. Masters-level social worker in full time private practice of psychotherapy and family therapy



**MATTHEW I. MANDELL**

Answer: Preserving the character of Westport is central to each district. Protecting neighborhoods from over-development, increased traffic and loss of open space is a goal we must work together to achieve. Making sure seniors are not priced or taxed out of our town is critical to maintaining the broad spectrum of community and experience we cherish. As a father of two, I'll add my voice to the emphasis we place on educating our youth. I will work to solve teenage issues by enlisting parents and experts to expand support and involvement. I'll use my background as a media consultant to enhance information distribution, incorporate new technologies and create a more transparent government allowing residents to interact and offer their input more efficiently.

As Director of the Partrick Wetlands Preservation Fund I have experience in Town government and have a proven record of accomplishment. I'm a softball coach and a class parent.