

## CANDIDATES FOR BOARD OF ASSESSMENT APPEALS

### VOTE FOR ANY TWO (FOUR-YEAR TERM)

LWV Question: *What factors would you consider in deciding appeals?*



#### BOB F. LASPROGATO

**Republican**

When deciding appeals, I would research empirical evidence regarding the property in question, along with comparables to set guidelines for making fair and equitable decisions. I would also, to the extent allowed, use logic and common sense to help me make my decision. At the end of

the process, I would want the petitioner to feel that their petition was judged fairly.

Bio: Westport resident since 1990. Attended UConn. Graduate of University of Colorado School of Banking. Served on Westport Flood & Erosion Board one term. Westport selectman one term.

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#### ELAINE S. ARNOW

**Democrat**

I would first consider the nature of the appeal as to whether the appeal is about the land or the structure or both. For the land assessment, I would take into consideration the size of the property, the location and the topography, be it flat, sloping, dry or wet. I would research conservation maps to establish wetland areas. I would evaluate the structure in terms of architecture, square feet, quality and grade of construction and whether there has been a renovation. Then I would research comparable land assessments and comparable home assessments on the same street or similar area. I will evaluate all appeals with fairness and integrity as I have done serving on the Board of Assessment Appeals for the past four years.

Bio: Served on the Board of Assessment Appeals for the past 4 years. Realtor in Westport for 25 years. Former teacher in Westport. BS and MA degrees, Columbia University.

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#### DAVID B. KRAUSS

**Democrat**

There are many important factors that I would consider in deciding appeals. First, come well prepared with complete, accurate and relevant evidence to support the case. This can include appraisals, photographs, maps, relevant sales data and information concerning comparable properties. The Board must determine the fair market value of the property at the time it was assessed at the last Revaluation. Key factors that go into this equation are the location of the property; the amount and type of land; the size, age, and construction quality of the dwelling; and whether there are specific unique factors that may diminish or enhance the value of the property. Market conditions at the time of the next Revaluation will also be a significant factor.

Bio: Chairman, Westport Board of Assessment Appeals, 2006-2009; Practicing Attorney; B.A., Cornell University; J.D. American University; Married with two children in Westport Public Schools; Coach, Westport Little League.

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## CANDIDATES FOR PLANNING AND ZONING COMMISSION

### VOTE FOR ANY THREE (FOUR-YEAR TERM)

LWV Question: *Given the pressure of these economic times, what will you do to preserve the character of Westport?*



#### DESIREE ANNE SOLI

**Republican/Save Westport Now**

In these challenging economic times we must stay true to our small town character and not waver from protecting our residential neighborhoods from the encroachment of commercial development and high density housing. Maintaining our single family residential zones and individual property owners rights is a priority. We must encourage the limited development of privately funded affordable housing for seniors. I support the acquisition of open space for both active and passive recreational uses. I am committed to protecting our woodlands and water resources. The planning and zoning process needs to be improved through communication, transparency and customer service. Our zoning regulations must be enforced fairly, equally and timely. We must bring forth amendments to make downtown Westport more vibrant: i.e. outdoor dining.

Bio: I am committed to a bi-partisan approach to protecting Westport and have been endorsed by both Save Westport Now and Westport Republican Town Committee.

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#### HOWARD B. LATHROP

**Democrat**

The character of Westport comprises the physical - the interaction of the man-made with the environment, and the spiritual - all of our activities. Westport has a beautiful setting and a vibrant citizenry. Both must be nurtured to preserve its character. I applaud the current trend to reduce consumption and improve community facilities. We have, until recently, overzealously expanded. Now, as the economy tightens, economic forces will bring us to the middle.

I encourage a dynamic "Main Street" and "Post Road" corridor with housing, community activities, work-places and retail near public transportation. Expanding community facilities brings us together and preserves the spiritual character of Westport. Accommodating our natural growth efficiently will minimize the pressure to over develop our rural areas; and thereby, retain Westport's unique physical character.

Bio: An architect for 40 years. In Westport 12 years with continuous community service. On P&Z for 4 years, Secretary for 2. Helped develop our 2007 Plan of Conservation and Development.

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#### NORA L. JINISHIAN

**Democrat**

Westport is unique because of its location, its facilities, its resources and its residents but few in our community have been spared the pressures of the current economy. The challenge is to preserve what we have, despite rising costs and businesses being forced to close. On the Planning and Zoning Commission it is our responsibility to make wise decisions, within the legal framework, that preserve our natural resources, encourage vibrancy in the downtown and business areas, and manage the balance between commercial and residential neighborhoods. Post Road development should be monitored, and space where businesses have closed should be explored as potential for developing attractive affordable housing.

Bio: 22-year Westport resident. Three children graduated SHS. Passionate about educational issues and outdoor activities. Served as Co-president CMS, SHS & PTA Council. Teaches ESOL at Mercy Learning Center, Bridgeport.

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#### RONALD D. CORWIN

**Democrat**

As a Planning & Zoning Commissioner, my essential role is to safeguard Westport's physical community and natural beauty - neighborhoods, waterfronts, woods, open spaces, parks and community facilities - while helping Westport evolve to meet current and future residential, cultural and community needs.

P&Z is often urged to relax regulations to satisfy different interests. We cannot let economic pressure threaten our town's treasures; conversely, in difficult financial times, especially for modest-sized commercial interests (restaurants and stores), we cannot be indifferent to Westport's economic problems. Without compromising Westport's character, we can respond by making modifications to regulations that will help carry businesses through bad times, increase their viability when good times return and, overall, improve the quality of life in the town.

Bio: Westport (1986); Executive Leadership Coach. P&Z 4 years, Chairman 2; Chaired Boating Committee; Member Mill Pond Committee; Coached Little League/Rec basketball; married, three children - all Staples graduates; PhD, Syracuse.

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## CANDIDATES FOR ZONING BOARD OF APPEALS

### VOTE FOR ANY TWO (FOUR-YEAR TERM)

LWV Question: *How would you insure consistency in applying state statutes to the appeals process?*



#### MICHAEL CALISE

**Republican**

Zoning Board of Appeals decisions do not establish precedence therefore each and every case is to be considered on its own merits. A clear and concise non financial hardship is required for relief. Since all decisions "run with the land" Commissioners must take into account current and potential effects on abutting and proximate properties as well as all Westport properties. A careful and precise application of these principles is an important calling for all Zoning Board of Appeals Commissioners and one to which I would diligently apply my education, experience and decision making skills.

Bio: Westport Native. Sacred Heart University. RTM four terms, Education Study Committee. Appointed by six First Selectmen: Senior Citizens Housing Committee. Wrote current accessory apartment regulations. Westport Architectural Review Board (Chairman).

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#### JACQUELINE J. MASUMIAN

**Democrat**

The ZBA serves the community by granting variances from Westport zoning regulations. In doing so, the ZBA must evaluate whether a hardship on the property exists, in accordance with state statutes. Each application is reviewed, and each property is visited by ZBA members, considered carefully, and treated as a unique case.

An appeal, on the other hand, involves a determination by the ZBA as to whether or not any error has been made by the Zoning Enforcement Officer in issuing or denying a zoning permit, again as required by state statute.

As a member of the ZBA for eight years, I have worked hard to make sure that each application, whether for a variance or an appeal, is given fair and impartial consideration.

Bio: 8-year member ZBA. 26-year Westport resident and 23-year Westport business owner. Certified landscape designer. Volunteer for Westport Mentor Program, Westport Medical Reserve Corps, Yankee Golden Retriever Rescue.

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#### DOUGLAS J. BOWEN

**Democrat**

The ZBA, a quasi-judicial board, has the authority to grant variances from zoning regulations. For a variance to be approved an applicant has to present a legitimate hardship as defined not only by state statutes and local zoning regulations, but by case law. Variances are only granted after careful consideration. All applications are reviewed in an unbiased and objective process. Because every piece of property and application is unique, the decisions do not set a precedent. It is of major importance that all applicants are guaranteed that fairness is applied to all. In four years on the ZBA I have worked to ensure, along with the other members, that people receive a fair hearing in a non-partisan manner.

Bio: Currently on the ZBA. Managing Director at ING Clarion Partners, real estate investment management. MBA and BS degrees from Carnegie Mellon University and Lafayette College. Long term resident of Westport.

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