



John Bolton, Esq.

Corporate, Employment and Land Use Attorney

In July 2021, I was chosen as an alternate for Westport's Planning & Zoning Commission. The decisions we make in this role will greatly impact the quality of life for both current and future residents of Westport. With 33 years of experience as an attorney, I have always strived to give my clients objective and realistic assessments of their legal matters, accounting for the short and long term. For the next 4 years, I will bring the same impartial and forward-thinking approach to the many issues that come before the Commission. In a time where immediacy is favored, it is crucial for the Planning & Zoning Commission to consider the long-term effects before approving a particular application.

WITH YOUR HELP – WE WILL:

- Promote deliberative and responsible economic development that adds to the quality of life for all of us while ensuring Westport's long term economic stability.
- Incubate 'Westport Specific' Solutions for affordable housing.
- Ensure local control over Westport's land use policies and resist Hartford's unrealistic and unfunded mandates.
- Preserve property values and protect the rights of all homeowners, businesses, and lessees.
- Address our traffic problems proactively and with a fresh approach.
- Embrace and not repudiate Westport's unique allure, character, charm and history.
- Guarantee transparency and inclusiveness for all of Westport's stakeholders.

ELECT ALL 4 on November 7th

We will fight 4 property owners, and we will continue to advocate 4 you.

- Championing transparency 4 you
- Open & inclusive without bias, all applications and a pledge to not engage in ex parte communications
- Your voice matters and we will continue to support you
- Thoughtful decision-making to prevent unintended consequences
- Promote our existing zoning regulations and not at the whim of special interests
- Confront the non-stop text amendments designed to benefit special interests
- Challenge Hartford's unrealistic demands & fight to retain local control
- Respect & collaborate with other Town agencies
- Mitigation traffic and congestion due to the years of unchecked overdevelopment
- 4 returning to live meetings while maintaining remote accessibility
- Preserve Westport's unique character

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ELECT ALL 4

JOHN BOLTON

MIKE CALISE

AMIE TESLER

PATRIZIA ZUCARO

PLANNING and ZONING

Paid for by John Bolton for P&Z, Michael Calise for P&Z, Amie Tesler for P&Z and Zucaro for P&Z. Catherine Walsh, Treasurer.

Approved by John Bolton, Michael Calise, Amie Tesler and Patrizia Zucaro.



Michael Calise

Former RTM Member, Real Estate Broker, Former Chairman Architectural Review Board & Land Use Guru

In my many years as a P&Z observer and a lifelong Westporter, I have never heard a request of any kind for infrastructure capacity information. Road network capacity, natural recreation facilities capacity, Saugatuck River, and Long Island Sound Water discharge capacities, groundwater retention capacities, and many others. These are important questions in planning for the future as an integral part of the planning function of our Planning and Zoning Commission and an area of great importance that has long been overlooked. I plan to work towards those important aspects of our role as Commissioners and away from zoning by unelected consultants. We must protect the past and preserve its ambiance for our future.

TOGETHER WE CAN:

- Become a Commission that consistently and adequately serves the public
- Maintain and grow public accessibility and promote social engagement by returning to hybrid live in-person hearings where the exchange of ideas and debate is not restricted to a computer screen
- Ensure that Westport's development occurs in a manner that resists manipulation of our regulations by zoning consultants
- Proactively address the lack of critical long-term planning
- Overhaul Westport's zoning regulations to eliminate ambiguities and establish standards with much specificity that will resonate with all voters.
- Place the needs of Westport residents ahead of developers that emphasize profits over our quality of life.



Amie Tesler

Director of North America for an International Architectural Firm

My background is in architecture and construction both in NYC and throughout the country, it has given me the experience and knowledge to be a proactive P&Z commissioner for you, the people of Westport.

As a commissioner, I want to maintain the Town of Westport, not the burgeoning City of Westport. If we don't make more concise, more well thought out and researched decisions, decisions that truly empower the community as a whole, we will lose our small-town feel. I will advocate for you, the backbone of our amazing community from now on and as long as you allow me to serve in my capacity and a commissioner for Planning & Zoning.

YOUR VOICE MATTERS:

- Always approach issues with an open mind and respect for competing opinions
- Maintain the quality of life for all stakeholders in Westport's continued success and growth with access, accountability to my neighbors
- Invite public involvement to significant development projects that will have a generational impact on Westport's long-term future
- Enthusiastically cultivate Westport's unique character, appeal and history
- Fight predatory development
- Respect the rights and expectations of every resident in our town
- Ensure the enforcement of Westport's zoning regulations



Patrizia Zucaro, Esq.

Corporate, Real Estate and Land Use Attorney

I am from Westport and I strongly support Westport remaining a quaint New England town – not a city. I am a licensed attorney in both Connecticut and New York and I have over 10 years of experience in real estate. I have served for the past 2 ½ years as a Westport Planning and Zoning Commissioner and have proven my ability to be an excellent listener and an even stronger advocate.

For too long Westport has been on a trajectory of over development, inadequate infrastructure and environmental concerns. Now, more than ever, is an important time for Westport to invest in smart and transparent Town planning. We must carefully balance the needs of residents and businesses to ensure that Westport has sufficient infrastructure to handle its growing development, protect our environment, reduce overcrowding in our schools and preserve Westport's unique and vibrant community.

DOING WHAT'S RIGHT FOR WESTPORT:

- Advocating for property owners, not special interests
- Fight for local control over local issues
- Protect Westport's natural resources with environmental conscientiousness
- Preserve Westport's unique community
- Foster community growth by creating cohesive and transparent planning
- Invest in strategic infrastructure to combat the overflow of traffic
- Demand government transparency and always tell you the truth

Vote 4 ALL 4 on Tuesday, November 7th!