



# Town of Westport Planning & Zoning Department

Town Hall, 110 Myrtle Avenue, Room 203  
Westport, Connecticut 06880  
Tel: (203) 341-1030 Fax: (203) 454-6145

## ARCHITECTURAL REVIEW BOARD AGENDA Tuesday, March 23, 2021, 7:30 p.m. AGENDA

Meeting ID: 889 5335 9692  
Passcode: 793345  
One tap mobile  
+16468769923, 88953359692# US (New York)

Notice is hereby given that the Architectural Review Board will hold a meeting on **Tuesday, March 23, 2021** at 7:30 PM for the following purpose:

**1. To approve minutes from the February 23, 2021 meeting**

**2. 136 Riverside Avenue**

To review and comment on the proposed new property usage §32-27 Special Needs Housing regulations at **136 Riverside Avenue** (Parcel ID# C08//033/000) submitted by Richard Redniss, Redniss & Mead Inc. for property owned by Town of Westport located in Zone A. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.

Comments from the public will be received during the Public Hearing. A copy of the applications and Architectural Review Board agenda for the hearing is available on-line at [www.westportct.gov](http://www.westportct.gov), on the Town Calendar web page under March 23, 2021. Due to the closing of Town Hall to the public during the COVID-19 emergency, the Notice and Agenda and application materials for Architectural Review Board hearing cannot be viewed at the Westport Town Clerk's Office or the Planning and Zoning Office at this time.

If you would like to give your Public Hearing comments by participating by video in the meeting, please send an email by noon on March 23, 2021, to [ddouglass@westportct.gov](mailto:ddouglass@westportct.gov) stating your name and address and the Public Hearing agenda item to which your comments will relate, and video meeting participation details will be emailed to you to enable you to participate by video in the Public Hearing.

Ward French, Chair  
Architectural Review Board, Chair  
March 15, 2021

*It is the policy of the Town of Westport that all Town-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact Westport's ADA Coordinator at 203-341-1043 or [eflug@westportct.gov](mailto:eflug@westportct.gov) at least three (3) business days prior to the scheduled meeting or event to request an accommodation.*

TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD

DRAFT MEETING MINUTES FEBRUARY 23, 2021

Members Present: Chairman Ward French, Vesna Herman, Jon Halper and David Mann. Clerk: Sally Palmer. Staff: Donna Douglass

The meeting was brought to order at 7:30 PM by Ward French via Zoom.

Minutes from the Zoom meeting of 1/26/21 were approved.

1. **274 Riverside Ave:** Lynda Laureano, ARTEffects, Inc., for property owned by Lexham Riverside LLC and C/O Andy Wlaz located in a GBD. (Sign Designs Artfx 1/27/21)

**Appeared:** Ledrin Rosen & Lynda Laureano

Ms. Laurano said the project consists of 2 freestanding monolith wayfinding signs for tenants and visitors, and a wall sign depicting the address 274 Riverside (Ave.) on the front of the building. Four current signs will be removed.

Mr. Rosen said people were having trouble knowing where to park. The proposed monolith signs will be mounted in front of the building for better visibility to make parking directions less confusing. A new wall sign to be installed on the building over the entrance should help. He described the signs.

Wall sign: Street number 274 is 23½ inch high, ½ inch deep low luster black acrylic numbers mounted to the wall with 1/2 inch spacers above the building entrance. Below the numbers it says Riverside, 15½ high ½” deep black acrylic letters mounted to the wall with ½ inch spacers.

Monolith signs: 7.6 ft high x 10” wide x 4” deep are fabricated aluminum painted low luster black with ½” deep 4” high mounted metallic silver letters and white numbers. A 10” portion at the top of the monoliths identify Tenant Parking and Visitor Parking. They have black vinyl letter mounted on a silver or stainless background.

Jon Halper had no questions.

Vesna Herman asked if there would be any lighting. Mr. Rosen said no, the directions have a reflective vinyl application.

Ward French asked if they had considered locating the tenant and visitor identification at the bottom rather than the top of the signs. Mr. Rosen said the lighter portion with the tenant and visitor identification at the top is atypical, but it works.

David Mann wondered if the size of the letters on the wayfinding signs would be visible from a moving automobile. Mr. Rosen said the high contrast works better than the existing signs. They tried to stay conservative. The new building sign will come with a possible redo of the building exterior. He thinks together they will be adequate.

Ward French said with the walls on both sides of the tenant entrance, placing the signs on the street makes sense.

David Mann said the signs are attractive and should work.

Vesna Herman liked the signs a lot, especially that the whole monolith is the sign. She had some questions about visibility, but it should work and is very handsome.

Jon Halper said they are nice signs, the monolithic aspect and that the whole monument is a sign. He had also had a question about their visibility but would rather have the good design than overplaying it.

**THE SIGNAGE APPLICATION IS RECOMMENDED FOR APPROVAL AS PRESENTED**  
(Unanimous)

2. **1111 Post Road East:** Proposed exterior alterations and signage (Parcel id #G09//003/000) submitted by James Sackett, AIA RA for property owned by No Real Estate LLC C/O Robert Hartt/Jeffrey Brown located in a BPD. (Building plans CPG Architects, Feb 3-5, 2021; Sign designs ABC Design Corp. Feb 3-5, 2021)

Mr. Sackett said the Westport National Bank is downsizing and will take the property formerly occupied by the TD Bank. Newman's Own next door owns the property and will be renting it to the bank.

Mr. Sackett said the 2 story building was once a house built in the 1940's and has been expanded to accommodate previous banks. It has 2 gambrel roofs. He said there is a gambrel roof over the drive through on the south elevation, there are exposed utility systems on the east elevation and the building needs updating and rearranging to provide more usable working space. It is located in a mixed commercial and residential area but across the street from a shopping center that formerly housed Barnes and Noble. It is within setbacks except for the drive through.

The rearrangement of the interior drove most of the proposed exterior changes. The changes include:

#### South Elevation

- New shed dormer addition with 3 double hung half windows
- New standing seam metal roof porch with 12" square tapered columns over drive through
- New wall affixed ATM machine and pneumatic station and new teller window
- Street numbers are black 10" high numbers in the porch pediment

#### East Elevation

- new fixed double hung windows with new trim
- removal of outside service runs

### North Elevation

- new shed dormer extension with transom windows
- 3 new aluminum skylights
- Existing recessed entrance to be pulled forward with new standing seam metal barrel vaulted porch roof with 12" tapered columns
- New entrance door with black metal frame windows with narrower side windows
- Street numbers are black 10" high pin mounted numbers in the porch pediment

### West Elevation

- Large arched window opening will be have new fixed double hung windows with trim and fixed windows above

The entire building will have new architectural roof shingles, new trim, soffits and gutters, new fixed double hung insulated windows, repaired or new clapboard siding. Colors are light or darker gray siding with white trim and black windows and gutters. Complicated detailed rake boards will be simplified. The building will be cleaned up and simplified.

The parking area off the north elevation will be simplified and will share parking with Newman's Own. Garbage containers are at the rear and will be landscaped.

Wall signs: two illuminated 3 ft x 8 ft wall signs with bank logo have lighting from the soffit and are located on the north and south elevations. Sign colors are black lettering on a white background with a green logo.

Site sign: a 32" x 72" double faced sign board mounted between 6 inch square aluminum posts with 4 inch caps. ½ inch thick street numerals, border and logo are pin mounted flush. It is located in the south east corner of the property within setbacks. Sign colors are black lettering on a white background with a green logo.

Directional signs: There are three 16" x 18" black and white directional signs mounted on 2" x 2" aluminum tubes 60" high.

Ward French thanked Mr. Sackett for the clear, detailed presentation. Board members agreed.

David Mann asked why a monument sign is being proposed when there are wall signs. Mr. Sackett said because they are allowed. Wall signs are easier to miss. They are keeping it simple, replacing an existing one. Mr. Mann asked if they had considered eliminating the wall sign. Mr. Sackett said they just went with what was permitted.

Jon Halper said it was a thorough presentation. He had no questions, the proposal is fine.

Ward French said he had no questions. They have taken a blighted property and put it back together again, it's good for the area.

Vesna Herman said they are tidying up a messy building. She likes the barrel vaulted drive through roof, it is more proportionate. The changes are an improvement.

David Mann agreed they were making a significant improvement. He liked the soffit lighting for the wall signs.

**THE UPDATED BUILDING DESIGN AND SIGNAGE ARE RECOMMENDED FOR APPROVAL AS PRESENTED (Unanimous)**

# ARCHITECTURAL REVIEW BOARD APPLICATION REVIEW AND RECOMMENDATION

ARB review and recommendation is required prior to Planning and Zoning Commission or Zoning Board of Appeals hearings. This review provides required design review for proposed projects prior to zoning or variance approval. Application should be submitted in accordance with deadline posted on meeting calendar (10 days prior to meeting) to the HDC Office, Room 108. Additional materials may be requested for presentation at the meeting.

- COMMERCIAL BUILDING CONSTRUCTION OR ALTERATIONS**
- SPECIAL PERMIT USE**
- SIGNAGE**

Submission Date: \_\_\_\_\_

1. Property Address \_\_\_\_\_  
*(As listed in the Assessor's records)*

2. Property PID# \_\_\_\_\_ Zoning District: \_\_\_\_\_

3. Owner's Name: \_\_\_\_\_ Daytime Tel #: \_\_\_\_\_

Owner's Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

4. Agent's Name *(if different)*: \_\_\_\_\_ Daytime Tel #: \_\_\_\_\_

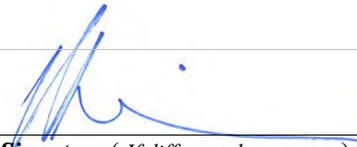
Agent's Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

5. Zoning Board of Appeals Case # *(if any)* \_\_\_\_\_

6. Existing Uses of property: \_\_\_\_\_

7. Reason for this Request: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
**Applicant's Signature** ( If different than owner )

\_\_\_\_\_  
**Owner's Signature** (If the applicant is unable to obtain the signature of property owner, a letter of authorization signed by the property owner may be submitted instead.)

**Architectural Review Board Recommendation:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Chair's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

February 10, 2021

Planning and Zoning Commission  
c/o Mary Young, AICP, Director of Planning & Zoning  
Town of Westport  
110 Myrtle Ave, Room 203  
Westport CT 06880

***RE: 136 Riverside Ave***  
***Site Plan & Special Permit Application***

Dear Ms. Young,

As discussed, on behalf of 41 Richmondville LLC (Sam Gault and Joe Feinleib) and in satisfaction of Finding #17 of Special Permit/Site Plan Application PZ20-00132 (for off-site Affordable Housing), we are submitting applications and associated materials for Special Permit and Site Plan and 8-24 approval to facilitate the adaptive reuse of the existing vacant municipal building on 136 Riverside Ave. The proposal will convert the existing structure into 4 Special Needs Housing units and potentially one unit available for an income eligible staff person to help widen the level of independence of the other 4 residences. Please see enclosed explanatory statement for further details.

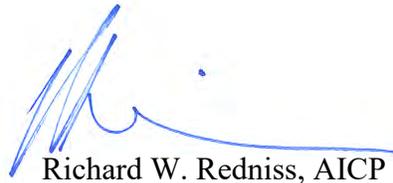
In support of the application, enclosed please find:

1. Check in the amount of \$660 made out to the Town of Westport (Special Permit/Site Plan);
2. Letter to First Selectman Jim Marpe and Helen Garten;
3. Special Permit and Site Plan Application;
4. 8-24 Application;
5. ARB Application;
  - o PSTS;
  - o Engineering Plans;
  - o Architectural Plans; and
6. Explanatory Statement;
7. Zoning Data Chart;
8. PSTS;
9. Engineering Plan;

10. Architectural Plans;
11. Landscape Plan;
12. Drainage Statement;
13. Field Card;
14. Assessor's Tax Map;
15. Aerial Exhibit;
16. Certificate of mail and list of abutters;
17. Neighbor Letter and attachments (Special Permit & Site Plan);
18. Neighbor Letter and attachments (8-24); and
19. Letters of Authorization.

We look forward to presenting the applications at the Planning and Zoning Commission's next available Public Hearing. If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,



Richard W. Redniss, AICP

Enclosures

cc: Development Team  
(via email)

February 10, 2021

Selectman's Office  
Town of Westport  
c/o Jim Marpe & Helen Garten  
110 Myrtle Ave  
Westport CT 06880  
Via email: [JMARPE@westportct.gov](mailto:JMARPE@westportct.gov)  
[oaktop@optonline.net](mailto:oaktop@optonline.net)

***RE: 136 Riverside Ave***

Dear Mr. Marpe and Ms. Garten,

We would like to begin the process to acquire a 49-year lease on the 136 Riverside Avenue property, subject to the following considerations:

1. The lease shall be prepaid at \$500,000 due upon satisfaction of the terms and concepts of this memo and the execution of a subsequent formal lease and municipal approvals.
2. The Town of Westport retains ownership of the land and buildings along with vehicular and pedestrian access to the playing fields, PAL structure, and parking spaces for use by PAL and School purposes. It is assumed that present PAL and school uses will continue.
3. The use shall serve to provide Affordable Housing and supervision for Special Needs Individuals, as defined in the Zoning Regulations. All residences shall be deed restricted for a minimum of 40 years from the date of a Zoning Certificate of Compliance and be administered by a 501-C-3 non-profit agency (Abilis, see attached Letter) to maintain consistency with affordability standards pursuant to §8-30g of the Connecticut General Statutes.
4. The establishment of special needs housing (SNH) requires various municipal approvals including, but not limited to, the Board of Selectmen, Planning & Zoning Commission (PZC), Board of Finance, etc. The renovations include establishment of a minimum of four (4) affordable efficiency apartments with rooms for common areas and potentially one (1) income qualified staff person.
5. We will be submitting a Special Permit application pursuant to the recently adopted Special Needs Housing criteria (PZ-20-00136) to the PZC to permit this use at this site.
6. In addition to approving the 8-24 lease/use and Special Permit/Site Plan for 136 Riverside Ave, the PZC needs to approve these residences as satisfying the offsite "affordable" unit requirements from the 41 Richmondville approval. This enables the funding, which, in addition to prepaying the lease, covers restoration/renovation of the building and site and an endowment to help offset capital maintenance expenses. Please note that, based on our conversations with the State, it is possible that these apartments may generate from 9 to 12.5 moratoria points pursuant to §8-30g guidelines.

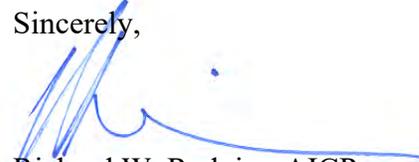
7. In order to keep the SNH as affordable as possible and considering that the property will continue to function in part as a public amenity, we are requesting that basic ground maintenance (i.e., snow plowing and repaving) will continue to be done by the Town simultaneously with maintenance of Saugatuck Elementary School and PAL playing field. The existing dumpsters must be screened and the hours of pick up controlled to help alleviate concerns of the Driscoll family to the north. Lawn cutting and utilities will be paid for by the applicant.
8. The building will be renovated inside and out to meet applicable codes, with specific care to preserve the historic character as much as reasonably possible. The recent addition in the northwest corner of the building will be removed and replaced by a complementary two-story addition over the existing footprint.
9. This furthers the mission of the Town's Commission on People with Disabilities, which was established to ensure that "Westport is a town where people with disabilities have the equal opportunity and the support to enjoy full and equal access to lives of independence, productivity, inclusion, and self-determination."
10. Once the above items have been satisfied without appeal, the final documents can be executed, building renovated, and the entire lease prepaid.

There are questions and details to work through as we proceed. However, having been involved looking at redevelopment uses for this property since 2017, we look forward to bringing it to a successful conclusion.

If you are in agreement with these concepts, please provide us with a Letter of Authorization to file the Zoning applications per Section 43-3.3. It is understood that we proceed with the zoning at our risk should the lease eventually not be executed with the Town.

We are available to meet and discuss any and all aspects of this proposal. Please advise us of the next steps in this process

Sincerely,



Richard W. Redniss, AICP

cc (via email): M. Young, AICP  
41 Richmondville LLC Team  
David Rucci, Esq.



Jim Marpe, First Selectman  
Helen Garten, Selectman's Real Property Committee  
Westport Town Hall  
110 Myrtle Ave  
Westport, CT 06880

Dear Mr. Marpe and Ms. Garten,

Abilis is a non-profit organization that for 70 years has been supporting individuals with special needs and their families from birth through the senior years. Currently, Abilis supports 400 children and their families, 225 individuals in vocational services, and 158 individuals in residential services in the communities of Westport, Wilton, Ridgefield, Darien, Stamford, Greenwich and Norwalk. Abilis is currently supporting 25 young adults in Westport, providing job training and life skills services.

Our organization has been working with Rick Redniss on the development of affordable housing in the Town of Westport for people with disabilities. We have reviewed the plans for the 136 Riverside building, which reflect our requests to best meet the needs of the people we support. Abilis is requesting the approval to enter into a 40+ year lease with the Town of Westport for \$1.00 per year. Our objective is to ensure tenants with disabilities who qualify for affordable housing as part of the affordability plan can enjoy living in the Westport community.

The home will be occupied by 4 or 5 residents with special needs. We are also exploring the opportunity to have a full time employee, who also qualifies for affordable housing, live in the home. This will allow Abilis to expand the range of abilities of those who live there, naturally teach the skills of independent living and provide a support system for those in need.

We understand that the town would continue to do basic grounds keeping on the property (i.e.: snow removal and lawn mowing) while simultaneously caring for the school grounds.

We are willing to share the parking with the school, however we would need to ensure 5 parking spaces for Abilis' use and satisfy the zoning requirement. We further understand that the building will be renovated per the special permit plans and maintained through an endowment established by the developers of 41 Richmondville Avenue for future repairs and maintenance of the building.

Abilis has teamed with Baywater Properties to develop a similar housing option in Darien, and the prospect of that project meeting the needs for qualifying families with no other viable housing options has been met with excitement and positive support. We look forward to offering a similar housing and residential support solution for Westport.

Please find attached materials about Abilis and the many programs and supports we provide to the community. We welcome the opportunity to expand our residential services to the Town of Westport. Should you have any questions or wish to discuss in greater detail, please do not hesitate to contact me.

Thank you

A handwritten signature in black ink, appearing to read "Amy Montimurro", followed by the date "1/31/21".

Amy Montimurro, LMSW  
President & CEO



## Provider Profile

State of Connecticut  
Department of Developmental Services  
460 Capitol Avenue, Hartford, CT 06106

### Towns Served

DARIEN GREENWICH NEW CANAAN NORWALK RIDGEFIELD STAMFORD WESTON  
WESTPORT WILTON

### Provider Description

#### Information provided by the provider describing their agency:

Founded in 1951, Abilis is a community based organization that provides services and supports for over 700 individuals of all ages with developmental disabilities and their families from birth throughout their lives. Abilis has been a leader in providing state of the art services for the special needs community in Fairfield County for over 68 years and has a longstanding reputation for high quality care.

Abilis Therapeutic Services provides early intervention and custom therapies for individuals of all ages with a wide range of cognitive, communication, social, sensory, and physical needs. Abilis is one of only six organizations licensed by the State of Connecticut to provide autism-specific diagnosis and interventions to the birth to three age group.

As individuals enter adulthood, we provide a wide range of Life Services programs, including recreational activities, community day support programs, transition and life skills support, job training, competitive and supported employment, and a choice of residential options. Our Life Services programs include health and wellness care delivered by certified professionals.

Our LEAP and Project SEARCH programs are specifically designed to help young adults with disabilities transition seamlessly from high school into adulthood, along with securing competitive employment. Through our Competitive Employment program, Abilis creates customized career plans for individuals which includes provides job training, placement, ongoing coaching for competitive employment in the community, while operating numerous businesses – Gardens & Gifts Shop, Café, and Property Maintenance. Our businesses are designed to help individuals cultivate their skills and participate in meaningful employment with Abilis prior to becoming competitively employed. Abilis is now a provider of the Ticket to Work program, funded by the Social Security Administration.

Through our Residential Services, Abilis offers a wide range of housing options licensed by the Department of Developmental Services, Department of Public Health, and other creative private housing models, including private pay options – which enables us to tailor supports to the needs of each adult we serve. Service levels vary from 24-hour staff supervision to flexible care on an hourly basis to enable clients to achieve their goals and objectives with a maximum degree of independence. Abilis manages over 40 residential facilities in Greenwich, Stamford, and Norwalk.

Abilis believes that all people deserve to live, learn, work and enjoy life based upon their personal preferences. Each person's own strengths and dreams for the future deserve acknowledgment and respect. All people deserve access to resources, inclusive opportunities, and skills that enhance their ability to self-advocate effectively. People with disabilities have the same rights as all people. They are entitled to good health care and safety, meaningful choices, achievement, friendship, fulfilling work, and a comfortable place to live.

Profile Last Update: 8/26/2019

### Quality Profile

Link to Quality Profile [Quality Profile](#)

Report Run Date: 4/24/2020



# Provider Profile

State of Connecticut  
Department of Developmental Services  
460 Capitol Avenue, Hartford, CT 06106

Accepting new individuals? Yes  
Accepting individuals to Day Programs? **Yes**  
Accepting individuals to Residential Programs? **Yes**

Project SEARCH Internship Program: **Yes**

## Abilis, Inc. (formerly Greenwich ARC)

**PIN: 697**

50 Glenville St.  
Greenwich CT 06831

**Phone:** (203) 531-1880

**Fax:** (203) 531-6213

**Corporation Type:** Not for Profit Corp

**Toll Free:**

**TD Phone:**

**People Served:** 100 to 200 people

**Web Address** [www.abilis.us](http://www.abilis.us)

### Contact Information

	<u>Contact Name</u>	<u>Telephone Number - Extension</u>	<u>Email Address</u>
<b>Director:</b>	Amy Montimurro		Montimurro@abilis.us
<b>Main Contact:</b>	Amy Montimurro	(203) 531-1880 128	Montimurro@abilis.us
<b>Medicaid:</b>	Stephannie Bryan	(203) 531-1880 111	Bryan@abilis.us
<b>Provider Admin:</b>	Stephannie Bryan	(203) 531-1880 111	Bryan@abilis.us

*Provider Administrator is the staff responsible for managing access to the DDS applications (WEBRESDAY, IP6) for their agency.*

### Qualified to provide the following services to individuals with intellectual disability:

Family Supports	<input type="checkbox"/> Blended Supports <input type="checkbox"/> Companion Supports <input checked="" type="checkbox"/> Individualized Day Support	<input checked="" type="checkbox"/> Personal Supports <input checked="" type="checkbox"/> Respite <input checked="" type="checkbox"/> Transportation
Individualized Home Supports	<input checked="" type="checkbox"/> Individualized Home Supports (IHS) <input type="checkbox"/> Customized Employment Supports	
Supports in a Day Program	<input checked="" type="checkbox"/> Group Day Services (DSO) <input checked="" type="checkbox"/> Group Supported Employment <input checked="" type="checkbox"/> Individualized Supported Employment	<input type="checkbox"/> Prevocational Services <input checked="" type="checkbox"/> Senior Supports <input checked="" type="checkbox"/> Transitional Employment Services
Supports in a Residential Facility	<input type="checkbox"/> Community Companion Home <input checked="" type="checkbox"/> Community Living Arrangement <input checked="" type="checkbox"/> Continuous Residential Support	<input type="checkbox"/> Live-in Caregiver <input checked="" type="checkbox"/> Shared Living <input type="checkbox"/> Remote Supports
Consultant Services	<input checked="" type="checkbox"/> Health Care Coordination <input checked="" type="checkbox"/> Behavioral Support Services <input checked="" type="checkbox"/> Positive Behavior Support (PBS) <input checked="" type="checkbox"/> Applied Behavior Analysis (ABA)	<input type="checkbox"/> Interpreter Services <input type="checkbox"/> Nutrition
Other Services	<input checked="" type="checkbox"/> Assisted Living <input type="checkbox"/> Assistive Technology <input type="checkbox"/> Adult Day Health <input type="checkbox"/> Camp	<input type="checkbox"/> Independent Support Broker (FICS) <input type="checkbox"/> Parenting Support <input type="checkbox"/> Peer Support

Report Run Date:

4/24/2020

**Explanatory Statement**

**Proposed 8-24, Special Permit and Site Plan Applications  
136 Riverside Ave**

**Overview**

In connection with Finding #17 of Special Permit/Site Plan Application PZ20-00132 (for off-site Affordable Housing), we have submitted applications for an 8-24 and Special Permit/Site Plan approval to begin the process to acquire a 49-year lease on the Town owned 136 Riverside Avenue property. The proposal will renovate the existing structure to facilitate housing for Special Needs Housing pursuant to the recently adopted Special Needs Housing criteria (PZ-20-00136). The proposed units will consist of four (4) efficiency units and potentially a fifth unit for an income-eligible staff member.

**Purpose/Benefits**

The Special Permit and Site Plan Application will benefit the Town as it addresses several goals and strategies highlighted in the Westport Plan of Conservation and Development, including:

1. 10.1 Overview (“Westport’s wide variety of housing types from modest homes and historic structures to grand manor homes is one of its strongest features.”), p. 79.
2. 10.4. Monitor Changing Housing Needs, p.85
  - Seek ways to address changing housing needs while maintaining the character and integrity of Westport.
  - Consider ways of integrating affordable and workforce housing in future projects.
  - Support and encourage non-profit organizations that help address housing needs in ways that maintain the character and integrity of Westport.
3. 10.5. Continue to Address Housing Needs, p. 88
  - Continue to address housing needs in Westport (affordable, aged, special needs, ADA).
  - Seek to address affordable housing in ways that are appropriate for the community rather than dictated by private developers.

The planning and Zoning Commission (PZC) recently approved Text Change 778 (PZ-20-00136) relating to Special Needs Housing. The PZC found the following Benefits of the amendment:

- The Planning and Zoning Commission see benefit for providing additional options within the regulatory framework of the Zoning Regulations to help address an unmet need to supply housing including independent kitchens for Special Needs individuals alongside adding to the inventory of opportunities for additional below-market rate housing.
- The Planning and Zoning Commission finds Special Needs Housing will provide opportunities for special needs adult individuals to learn independent living skills.
- The Planning and Zoning Commission finds the Text Amendment will additionally benefit the

Town as it provides additional design flexibility and provides a modest expansion of a use currently permitted as of right.

- The Planning and Zoning Commission finds the Text Amendment offers the Commission an opportunity to provide more affordable housing at a scale consistent with neighboring residential properties where the infrastructure exists to support it.

### **Application Details**

The building will be renovated, inside and out, to meet applicable codes with specific care to preserve the historic character as much as reasonably possible. The interior will consist of 4 units for Special Needs Individuals and potentially an additional unit available to house an income eligible staff person to help widen the level of independence of the residents. Each unit will contain a kitchenette and is designed to help accommodate the needs of the residents. The building will contain an office/common area, patio, and powder room for staff on the main level. There will be one studio and one 1-bedroom unit on the first floor and one studio and two 1-bedroom units on the second floor for a total of 5 units.

The exterior of the building will be renovated with a new asphalt shingle roof, removal of the existing brick chimney, and replacement of the existing gutter. Wood siding will be painted and patched. Historic windows, existing wood decks, stairs, rails, wood columns and trim are to be repaired and painted as necessary.

The lease will be prepaid at \$500,000 due upon execution of a subsequent formal lease and municipal approvals. This will provide the Town an opportunity to lease the no longer needed vacant building, see the historic building renovated and preserved, receive capital funds, and alleviate operating costs.

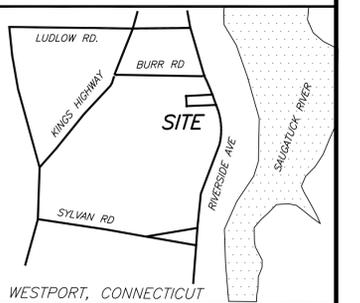
The Town of Westport will retain ownership of the land and buildings along with vehicular and pedestrian access to the playing fields, dumpsters, PAL structure, and parking spaces for use by PAL and School purposes. The exact details of use by others is to be determined once other municipal approvals and details are established. In order to keep the SNH as affordable as possible and considering the property will continue to function in part as a public amenity, we are requesting that basic exterior maintenance will continue to be done by the Town/other consultants with maintenance of Saugatuck Elementary School and PAL playing field.

The use shall serve to provide Affordable Housing and supervision for Special Needs Individuals, as defined in the Zoning Regulations. All residences shall be deed restricted for a minimum of 40 years from the date of a Zoning Certificate of Compliance and be administered by a 501-C-3 non-profit agency to maintain consistency with affordability standards pursuant to §8-30g of the Connecticut General Statutes. In addition to approving the 8-24 lease/use and Special Permit/Site Plan for 136 Riverside Ave, we are seeking PZC approval for these residences to satisfy the offsite “affordable” unit requirements from the 41 Richmondville approval. This enables the funding, which, in addition to prepaying the lease, covers restoration, renovation, and potential future capital expenditures of the building and site. Please note that, based on our conversations with the State, it is possible that these apartments may generate from 9 to 12.5 moratoria points pursuant to §8-30g guidelines.

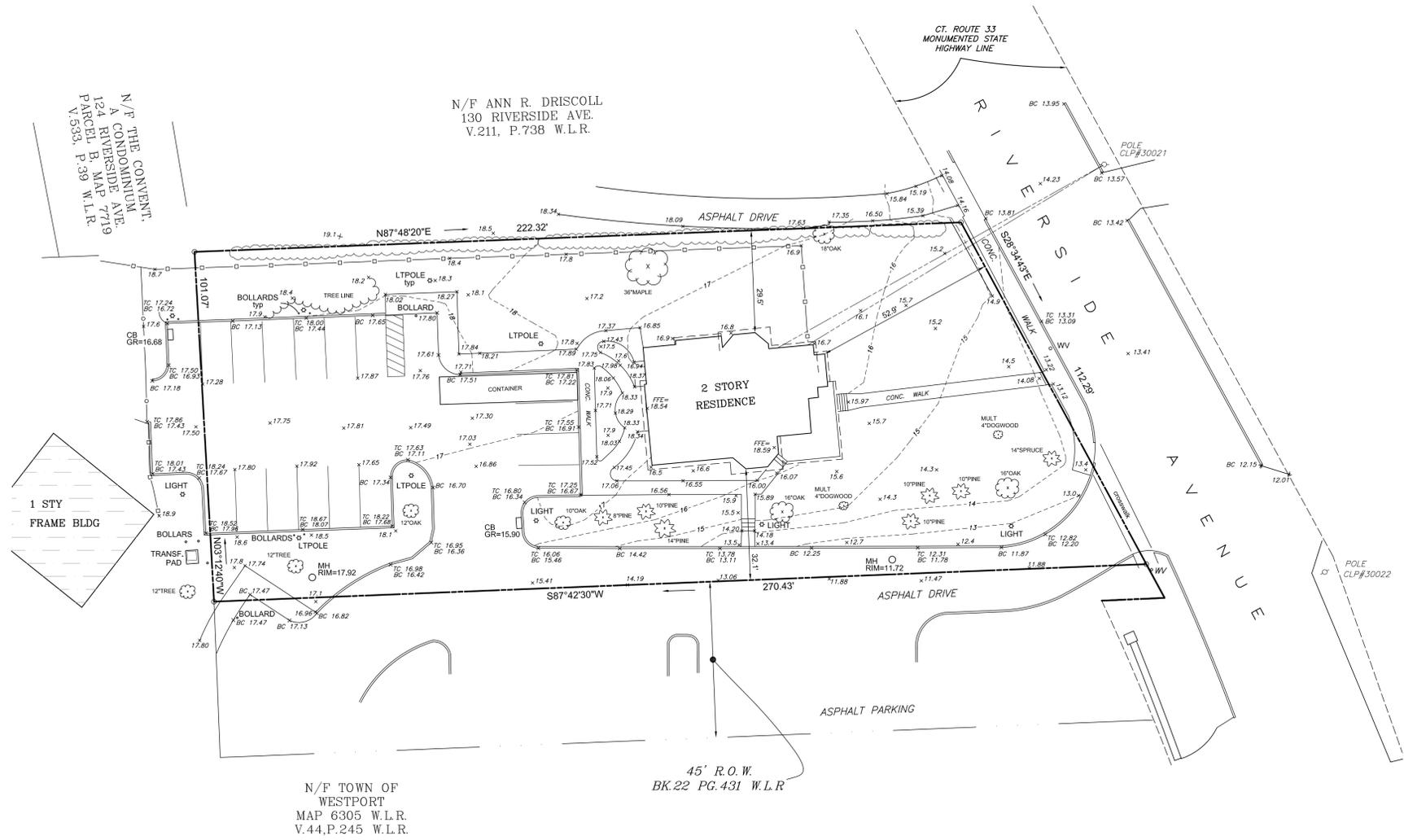
**136 Riverside Avenue**  
**Zoning Data**

	Res-A & §32-27 (Special Needs Housing)				NOTES		
	<u>Reg/Allowed</u>		<u>Existing</u>				<u>Proposed</u>
<b>Lot Size/Shape</b>							
Gross Lot Area	21,780 sf	0.50 ac	24,847 sf	0.57 ac	No Change	Appendix D: Total area within property boundaries; No wetlands or steep slopes on site.	
<b>Setbacks</b>							
Front	30'		52.9'		No Change	Complies.	
Side	15'		29.5'		No Change	Complies.	
Rear	25'		129.4'		No Change	Complies.	
<b>Building Height</b>							
Stories	2.5		2		No Change	Complies.	
Feet	30'		26'		No Change	Complies.	
<b>Coverage</b>							
Max. Building Coverage	(15.0%)	3,727 sf	(8.3%)	2,060 sf	No Change	Complies per §32-27.3.1 Height and Coverage	
Max. Total Coverage	(25.0%)	6,212 sf	(41.8%)	10,388 sf	No Change	Complies per §32-27.3.1 Height and Coverage	
<b>Floor Area</b>							
Max. Total Floor Area	n/a		0.12	2,943 sf	0.13	3,206 sf	Area provided by Tanner White Architects, LLC
<b>Density</b>							
Units	6		n/a		5		Complies per §32-27.2 Density
<b>Parking</b>							
Min Parking Spaces	-		17		No Change		Complies per §32-27-3.3 Parking

ZONE: A (1/2 ACRE RESIDENTIAL)



WESTPORT, CONNECTICUT  
ORIENTATION



N/F ANN R. DRISCOLL  
130 RIVERSIDE AVE.  
V.211, P.738 W.L.R.

N/F THE CONVENT,  
A CONDOMINIUM,  
124 RIVERSIDE AVE  
PARCEL B, MAP 7719  
V.533, P.39 W.L.R.

1 STY  
FRAME BLDG

45' R.O.W.  
BK.22 PG.431 W.L.R

N/F TOWN OF  
WESTPORT  
MAP 6305 W.L.R.  
V.44,P.245 W.L.R.

NOTES

- This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property and Topographic Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and the locations and elevations of which conform to Topographic Accuracy Class T-2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features.
- Reference is hereby made to the following instruments of record:  
~V.1771, P.115 W.L.R. - Conveyance Deed  
~V.1465, P.263 W.L.R. - Conveyance Deed (Yang)  
~V.22, P.431 W.L.R. - Right-of-Way, Depicted hereon
- Reference is hereby made to the following maps of record:  
~6305 and 7719
- Reference is hereby made to FEMA Flood Insurance Rate Map Community-Panel No. 09001C0413G, effective date July 8, 2013. The parcel does not lie within the FEMA Flood Hazard Zone.
- Total area of the surveyed parcel = 24,847 S.F. / 0.5704 AC.
- Elevations depicted hereon are based on North American Vertical Datum of 1988.

PROPERTY & TOPOGRAPHIC SURVEY

DEPICTING  
136 RIVERSIDE AVENUE  
WESTPORT, CT  
PREPARED FOR  
COASTAL LUXURY HOMES



LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING  
22 First Street | Stamford, CT 06905  
Tel: 203.327.0500 | Fax: 203.357.1118  
www.rednissmead.com

Scale: 1" = 20'

Drawn By: JB/LP Checked By: lp Date: 10/21/2020

To my knowledge and belief this map is substantially correct as noted herein.

*Lawrence W. Posson, Jr.*  
LAWRENCE W. POSSON, JR. CT. L.S. #18130  
11/16/2020  
DATE

This document and copies thereof are valid only if they bear the signature and enclosed seal of the designated licensed professional. Unauthorised alterations render any declaration herein null & void.

Sheet No: **PTS**  
Comm. No.: 5909

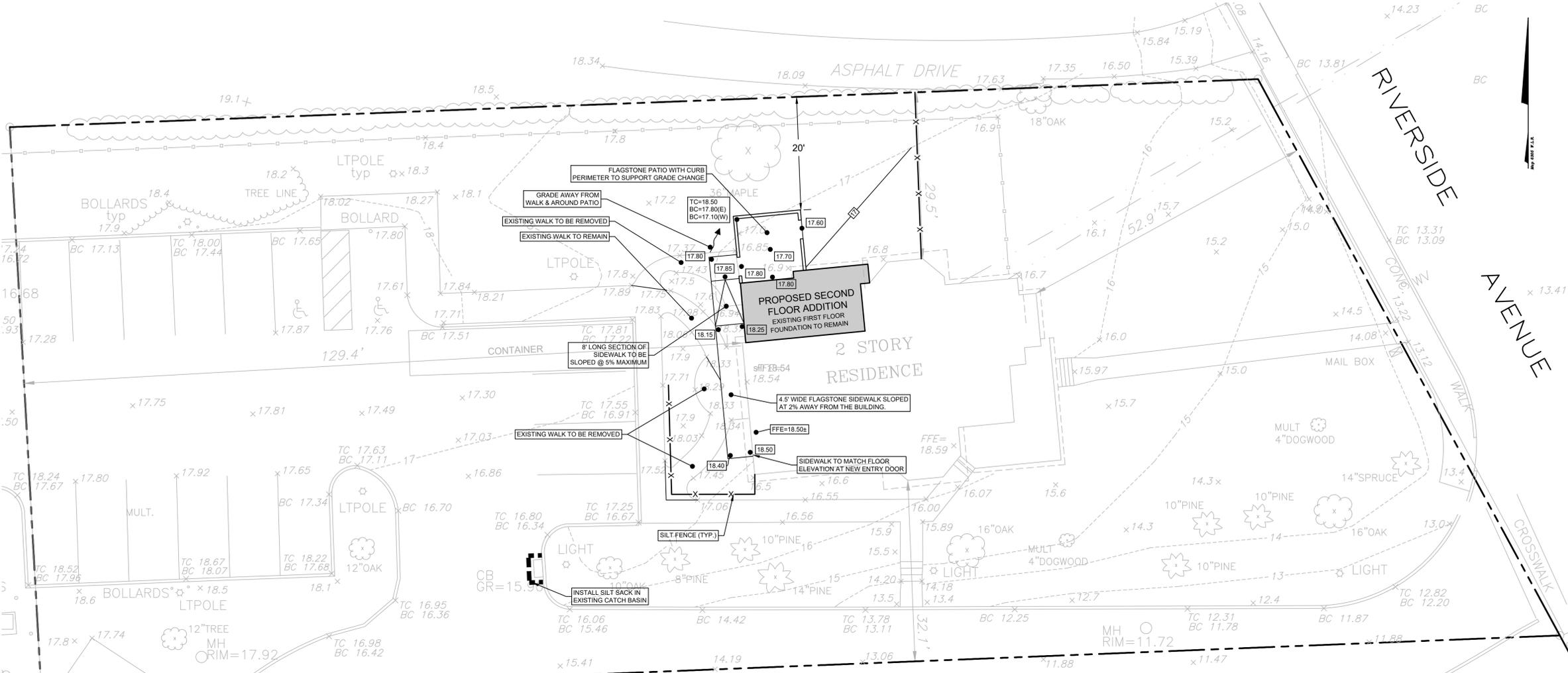
- GENERAL NOTES:**
- These drawings are intended only to depict the design of site grading and sediment and erosion controls. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
  - All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Redniss & Mead entitled Property & Topographic Survey dated November 16, 2020. Elevations depicted or labeled are based on NAVD-88.
  - Refer to plans prepared by Tanner White Architects, LLC for information and design of the proposed buildings. These drawings depict site plans corresponding to the latest architectural plans received from Tanner White Architects, LLC received on January 18, 2021.
  - Property lies in a A (1/2 Acre Residential) zone.
  - The property does not lie within a FEMA Flood Zone as it lies within Zone X - Area of Minimal Flood Hazard. Flood zones as shown on the Flood Insurance Rate Map Community No. 09001C0413G, effective date July 8, 2013.
  - All construction shall comply with the Town of Westport requirements, the State of Connecticut Basic Building Code Americans with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, CT DOT Form 818 (latest edition), and FEMA Flood Regulations.
  - Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.
  - The property shall be served by public water and sewers.
  - Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test (pit) at utility crossings to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.
  - It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flags, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.
  - When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
  - Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.
  - Prior to issuance of a Certificate of Occupancy, the Engineering Bureau may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted.
  - The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" plan. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
  - The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.

- EARTHWORK & GRADING:**
- Grade away from building walls at 2% minimum (typical).
  - Earth slopes shall be no steeper than 5:1 (horz:vert).
  - No work shall commence until erosion controls have been inspected and approved by the Public Works or their designee(s).
  - General fill beyond paved areas shall be free of brush rubbish, stumps and stones larger than 8". Fill shall be placed in compacted layers not to exceed 8" in thickness. The dry density after compaction shall not be less than 95% of the Standard Proctor Test and done in accordance with the requirements of ASTM D698. After compacting, the fill shall be 4" below the required grade as shown on the plan.
  - General fill may be till, loam, sand or gravel mixture classified as SP, SW, SM, GP, GM, ML per the United Soil Classification System. It shall have not more than 40% fines passing the #100 sieve, not more than 8% passing the #200 sieve, and no stones larger than 8".
  - Subgrade and fill shall be uniformly compacted by the use of equipment manufactured for that purpose. Rollers shall deliver a ground pressure of not less than 300 pounds per linear inch of contact width and weigh not less than 10 tons. Vibratory units shall have a static weight of not less than 4 tons. The amount of compactive effort shall be as directed by the Engineer, but in no case shall be less than 4 complete passes of the compacting equipment being used.
  - Disturbed areas shall be topsoiled, seeded with grass and mulched in a manner conforming to the recommendations of the "Guidelines for Soil Erosion and Sediment Control", published by The Connecticut Council on Soil and Water Conservation, May 2002.
  - After the areas to be topsoiled have been brought to grade, the subgrade shall be loosened by scarifying to a depth of at least 2" to ensure bonding of the topsoil and subsoil.
  - Topsoil shall be friable and loamy with high organic content. It shall be free of debris, rocks larger than 2" and roots. Topsoil shall have at least 1.5 percent by weight of fine textured stable organic material and no greater than 6 percent. Topsoil shall not have less than 20% fine textured material (passing the No. 200 sieve) and not more than 15% clay. pH range shall be 6.0-7.5 and soluble salts shall not exceed 500ppm.
  - Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.

- SEDIMENT AND EROSION CONTROL NARRATIVE:**
- The purpose of the Sediment and Erosion Control Plan, details, and notes is to outline a program that minimizes soil erosion during construction. The primary policies of this program are:
- Trapping particles at source by promptly stabilizing disturbed areas;
  - Avoid concentration of water;
  - Avoid contamination of existing storm drains;
  - Maintenance (weekly maintenance and after storm events) of controls to ensure they are functioning properly.

**SEDIMENT AND EROSION CONTROL NOTES:**

- Sheet SE-1 is intended to describe the soil sediment and erosion control treatment of this site only. For other details with respect to construction, see appropriate drawings.
- All sediment and erosion controls shall be done in conformance with the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002 prepared by The Connecticut Council on Soil and Water Conservation.
- The contractor is assigned the responsibility for implementing this sediment and erosion control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan notifying the Zoning Department of any transfer of this responsibility, and Public Works that construction is to begin three (3) days prior to commencing work.
- Temporary sediment control measures and tree protection must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.
- No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of the proposed facilities shown beyond the fences.
- Where existing trees are to be saved, trees shall be protected with trunk armoring where shown. Tree limbs shall be trimmed as needed to protect the trees from damage by construction operations. Such trimming shall be minimized. Armoring and any limb trimming should be done before construction begins. Tree protection should be maintained during construction. Equipment, trafficking and materials storage over the tree roots shall be avoided.
- Anti-tracking pads shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pads consist of 2" - 4" crushed stone, 4" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off site roads (minimum length of 50').
- The location of each stockpile will vary throughout the construction period. Excavated silt and earth stockpiles shall be stored on site. Silt fence shall be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains, wetlands and watercourses.
- Silt fence shall be Mirafi or equivalent, Amoco siltstop or equivalent approved by Site Engineer. Filter fabric used shall be Mirafi 100X or equivalent. Install silt fence according to manufacturer's instruction, particularly, bury lower edge of fabric into ground.
- Periodically and upon completion of the job, clean silt from any affected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.

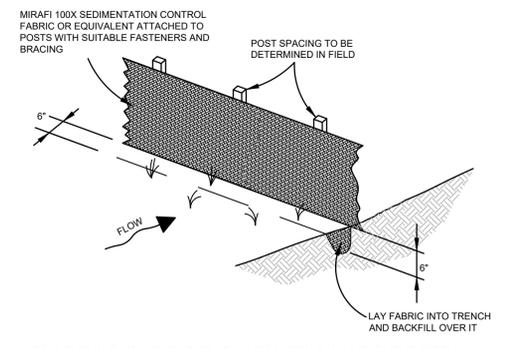


**136 Riverside Avenue Zoning Analysis**

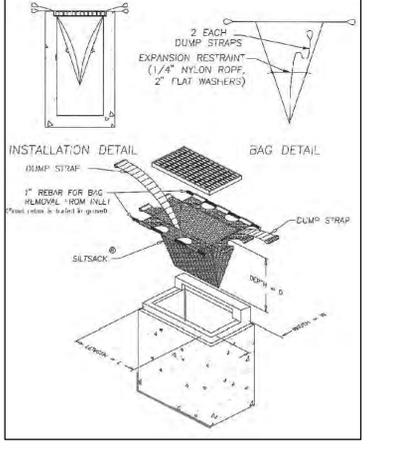
Residence Zone A & §32-27 (Special Needs Housing)

1/26/2021	Req/Allowed				Existing				Proposed Req/Allowed				Proposed	NOTES
	Req	Allowed	Existing	Proposed	Req	Allowed	Existing	Proposed	Req	Allowed	Existing	Proposed		
Lot Size/Shape														
Gross Lot Area			21,780 sf	0.50 ac	24,847 sf	0.57 ac	21,780 sf	0.50 ac	24,847 sf	0.57 ac	24,847 sf	0.57 ac		Appendix D: Total area within property boundaries; No wetlands or steep slopes on site.
<b>Setbacks</b>														
Front			30'		52.9'		30'		52.9'		52.9'			
Side			15'		29.5'		15'		29.5'		29.5'			
Rear			25'		129.4'		15'		129.4'		129.4'			
<b>Building Height</b>														
Stories			2.5		2		2.5		2		2			
Feet			30'		26'		30'		26'		26'			
<b>Coverage</b>														
Max. Building Coverage			(15.0%)	3,727 sf	(8.3%)	2,060 sf	(15.0%)	3,727 sf	(8.3%)	2,060 sf				
Max. Total Coverage			(25.0%)	6,212 sf	(41.8%)	10,388 sf	(25.0%)	6,212 sf	(41.8%)	10,388 sf				
<b>Floor Area</b>														
Max. Total Floor Area			n/a		0.12	2,943 sf	n/a	0.13	3,206 sf					Provided by Tanner White Architects, LLC
<b>Density</b>														
Units			n/a		n/a		6		5					§32-27.2 Density
<b>Parking</b>														
Min Parking Spaces			-		17		5		17					§32-27.3.3 Parking

- CONSTRUCTION PHASING:**
- The following description of construction phasing is intended to demonstrate a feasible sequence of construction. The actual sequence may vary due to field conditions if approved by the inspecting engineer.
- PHASE I: PREPARATION**
- AT LEAST ONE WEEK PRIOR TO THE START OF CONSTRUCTION, THE INSPECTING ENGINEER SHALL MEET WITH THE CONTRACTOR AND OWNER TO REVIEW THE SEDIMENT AND EROSION CONTROL (SEE PLAN), DISCUSS ANY MODIFICATIONS TO CONSTRUCTION SEQUENCE OR S&E PLAN AND TO REVIEW CONTRACTORS LOGISTICS PLAN.
  - ESTABLISH STAGING AREA WITH ANY POTENTIAL TRAILERS AND TEMPORARY UTILITIES.
  - INSTALL SILT FENCE, CONSTRUCTION FENCE AND/OR PERIMETER FENCE AS SHOWN ON THE PLANS.
- PHASE II: CONSTRUCTION**
- INSTALL SEDIMENT AND EROSION CONTROLS ASSOCIATED WITH DRAINAGE STRUCTURES.
  - CONSTRUCT SECOND FLOOR ADDITION AND INTERIOR RENOVATIONS.
  - CONSTRUCT FLAGSTONE WALK AND PATIO WITH CURBING.
  - FINAL GRADING AND PAVING.
  - SEED & MULCH DISTURBED AREAS AND INSTALL LANDSCAPING AS SOON AS POSSIBLE.
  - MAINTAIN ALL SEDIMENT AND EROSION CONTROLS IN AN EFFECTIVE CONDITION DURING THE CONSTRUCTION PERIOD.
- PHASE III: CLEAN UP AFTER ALL AREAS ARE STABILIZED**
- CLEAN EFFECTED PORTION OF ON & OFF SITE ROADS AND DRIVEWAYS.
  - REMOVE ACCUMULATED SILT AND DEBRIS FROM CATCH BASIN SUMP & PIPES OF EFFECTED ON & OFF SITE STORM DRAINS.
  - REMOVE ACCUMULATED SEDIMENT FROM EFFECTED AREAS AND DISPOSE OF LEGALLY.
  - REMOVE TEMPORARY SEDIMENT AND EROSION CONTROL AND TREE PROTECTION.
  - MAKE ANY NECESSARY REPAIRS TO PERMANENT SEDIMENT AND EROSION CONTROLS SUCH AS PLANTINGS.



**FABRIC & POST SILTATION BARRIER (SILT FENCE) N.T.S.**



**INLET SEDIMENT CONTROL DEVICE (SILT SACK) N.T.S.**

1	01/26/2021	ORIGINAL ISSUE DATE
No.	Date	Revision

**SITE DEVELOPMENT PLAN**  
**DEPICTING**  
**136 RIVERSIDE AVENUE**  
**WESTPORT, CT**  
**PREPARED FOR**  
**COASTAL LUXURY HOMES**

SCALE: 0 10 20  
 1"=10'

DRAWN BY: DRG CHECKED BY: DRG

DAVID R. GINTER, C.T. P.E. 27117  
 January 26, 2021  
 DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration herein null & void.

SHEET No: **SE-1**

LAND SURVEYING  
 CIVIL ENGINEERING  
 PLANNING & ZONING CONSULTING  
 PERMITTING

22 First Street | Stamford, CT 06905  
 Tel: 203.327.0500 | Fax: 203.357.1118  
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Comm. No.: 5909

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# TANNER WHITE ARCHITECTS, LLC

TANNER WHITE, AIA, LEED-AP



1 BRIDGE SQUARE WESTPORT CT,  
06880  
TANNER@TANNERWHITEARCHITECTS.COM  
203-283-4749 OFFICE

## DRAWING INDEX:

136 RIVERSIDE AVE  
WESTPORT CT



01

**136 RIVERSIDE AVE**  
5 COUNTRY ROAD  
WESTPORT CT  
COVER

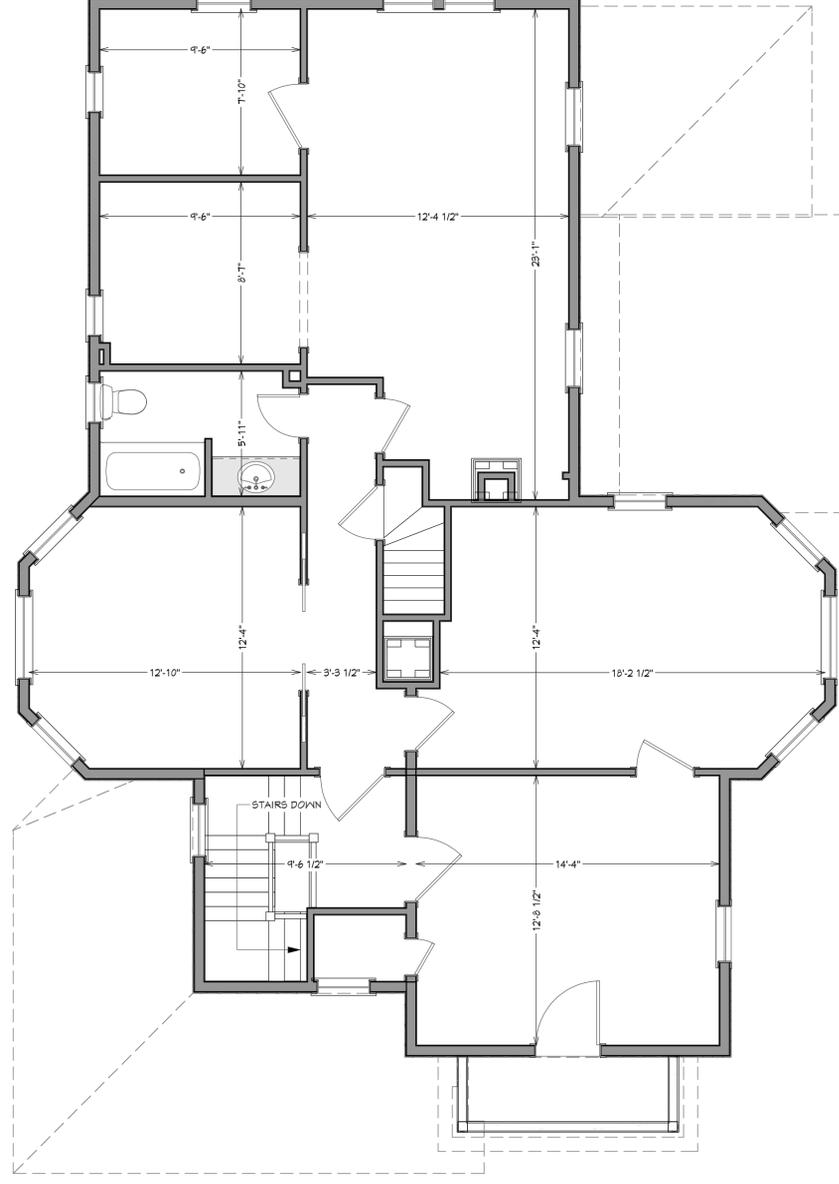
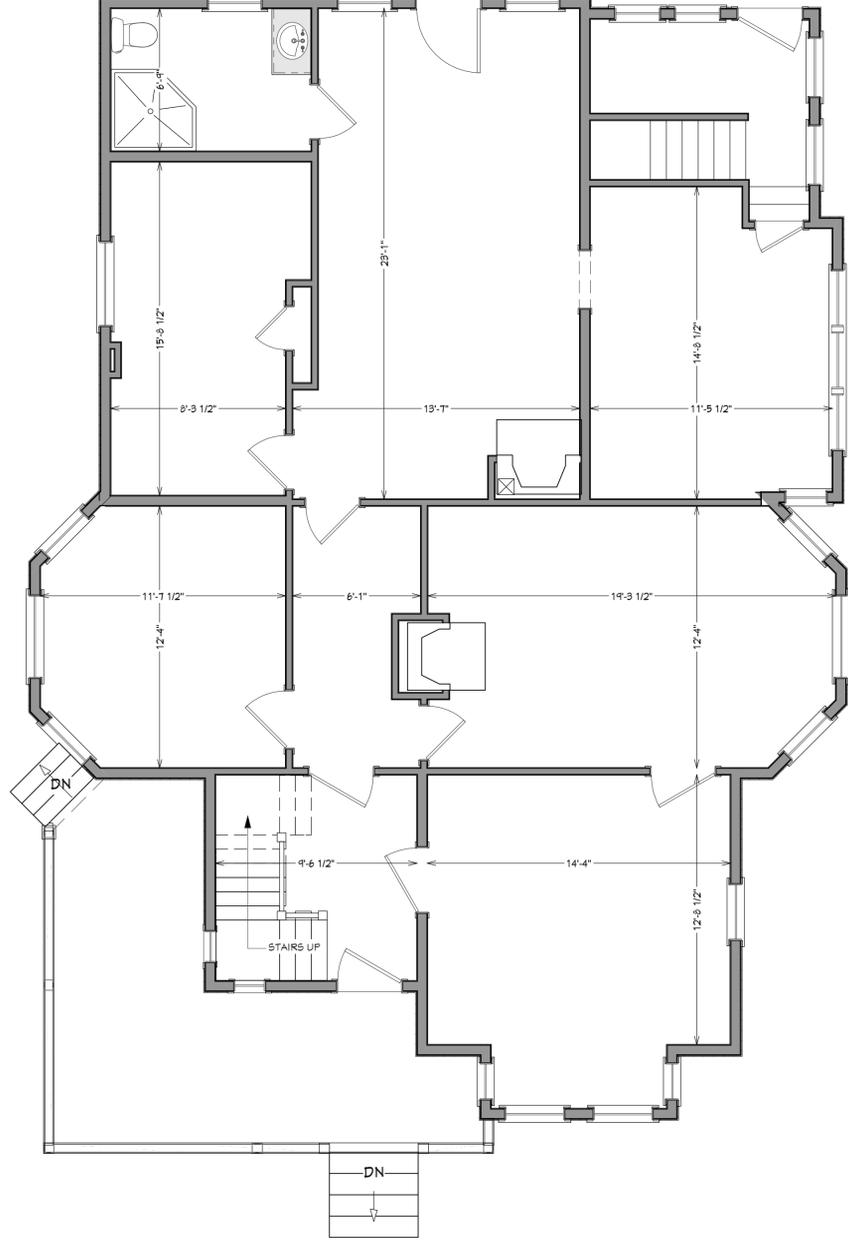
TANNER WHITE ARCHITECTS, LLC  
TANNER WHITE, AIA, LEED-AP  
1 BRIDGE SQUARE, WESTPORT CT  
TANNER@TANNERWHITEARCHITECTS.COM  
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SCALE: 1/4"=1'-0"  
DATE: 10/8/2020  
DRAWN: TW / CMS

REVISED: 2/11/21

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**TANNER WHITE ARCHITECTS, LLC**  
**5 COUNTRY ROAD**  
**WESTPORT CT**  
**EXISTING FLOOR PLANS**

**TANNER WHITE ARCHITECTS, LLC**  
**TANNER WHITE, AIA, LEED-AP**  
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South Side Elevation



West Side Elevation



East Side Elevation



North Side Elevation

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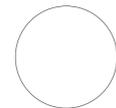


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**BERVIEREAE**  
 5 COUNTRY ROAD  
 WESTPORT CT  
 EXISTING ELEVATIONS

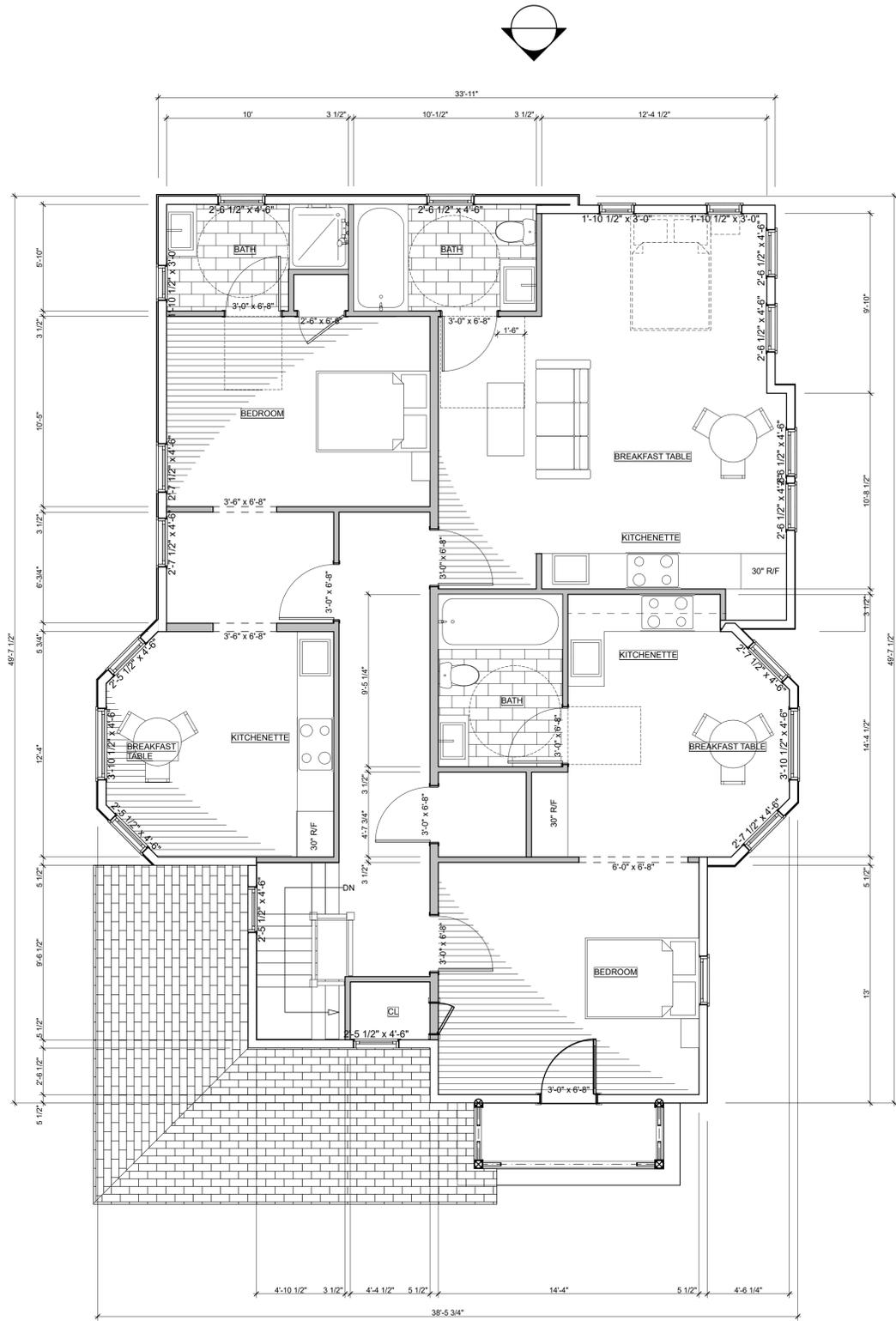






# PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"



**BERBERIAE**  
**5 COUNTRY ROAD**  
**WESTPORT CT**  
**PROPOSED SECOND FLOOR PLAN**

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**TANNER WHITE, AIA, LEED-AP**  
**1 BRIDGE SQUARE, WESTPORT CT**  
**TANNER@TANNERWHITEARCHITECTS.COM**  
**203-283-4749 OFFICE**



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1/4"=1'-0"

**DATE:**  
10/8/2020

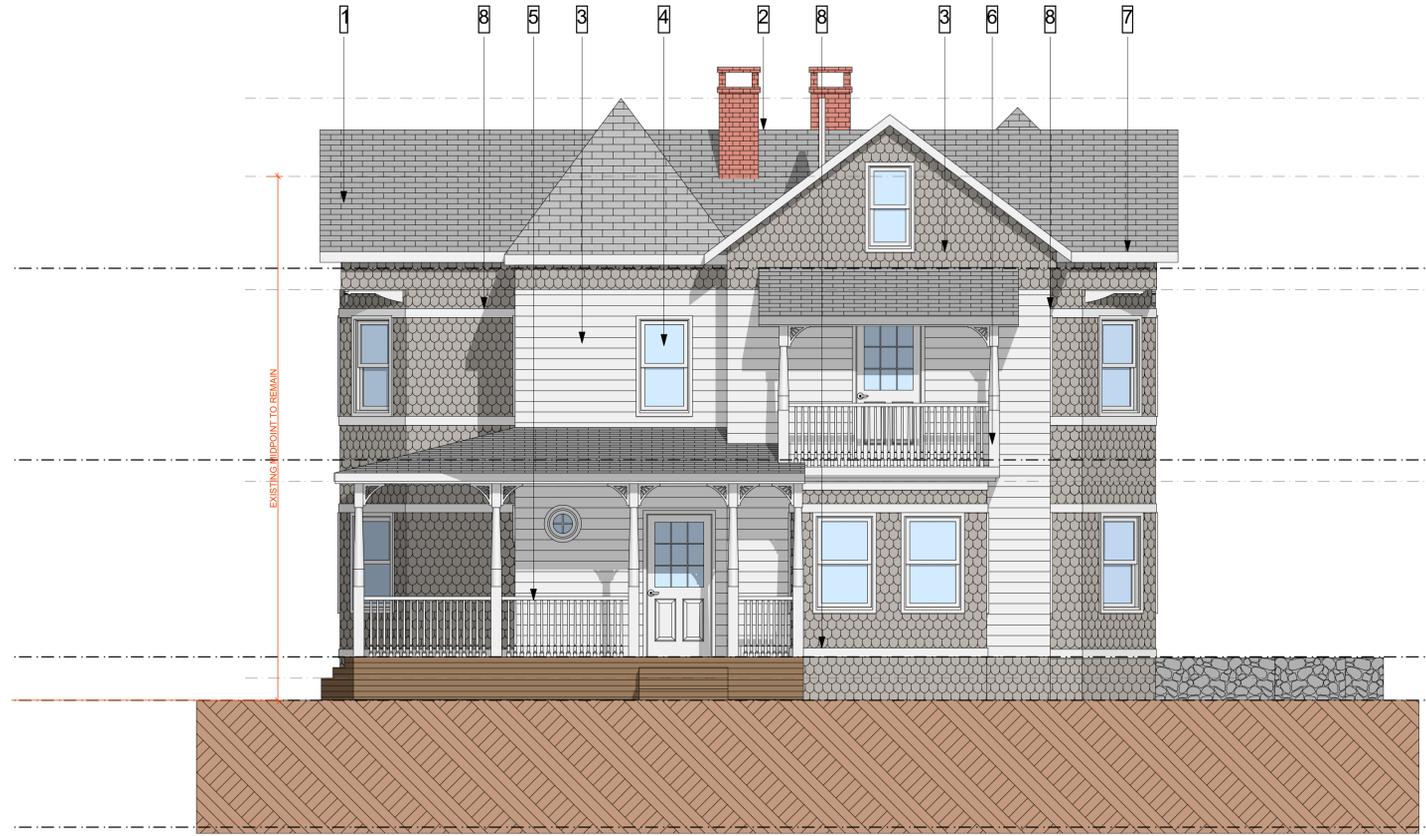
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**REVISED:**  
2/11/21

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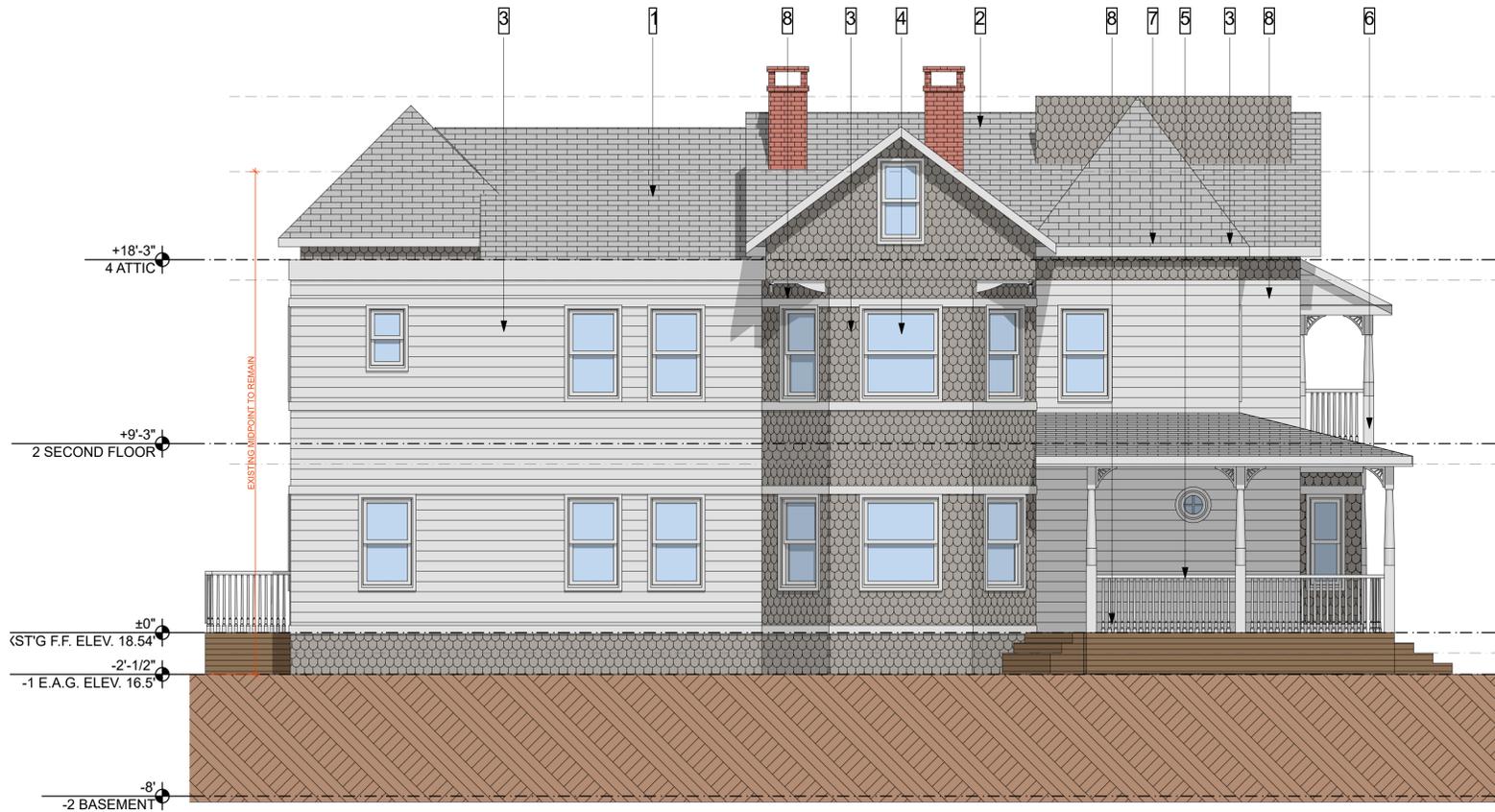
**LEGEND:**

- 1 - NEW TIMBERLINE HD ASPHALT SHINGLE ROOFING
- 2 - EXISTING BRICK CHIMNEY TO BE REMOVED
- 3 - EXISTING WOOD SIDING TO REMAIN. PATCH AND PAINT AS REQUIRED
- 4 - NEW PELLA HISTORIC WINDOWS IN EXISTING ROUGH OPENINGS TYP. AT ALL EXISTING WINDOW LOCATIONS
- 5 - EXISTING WOOD DECK, STAIR AND RAIL TO REMAIN. REPAIR AND PAINT AS REQ'D
- 6 - EXISTING WOOD COLUMN AND TRIM TO REMAIN. PATCH AND PAINT AS REQ'D
- 7 - REPLACE GUTTER AS REQUIRED
- 8 - EXISTING WOOD TRIM TO REMAIN. PATCH AND PAINT AS REQUIRED



**PROPOSED EXTERIOR ELEVATIONS**

SCALE: 1/4"=1'-0"



**PROPOSED EXTERIOR ELEVATIONS**

SCALE: 1/4"=1'-0"

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REVISED: 2/11/21

SCALE: 1/4"=1'-0"

DATE: 10/8/2020

DRAWN: TW / CMS



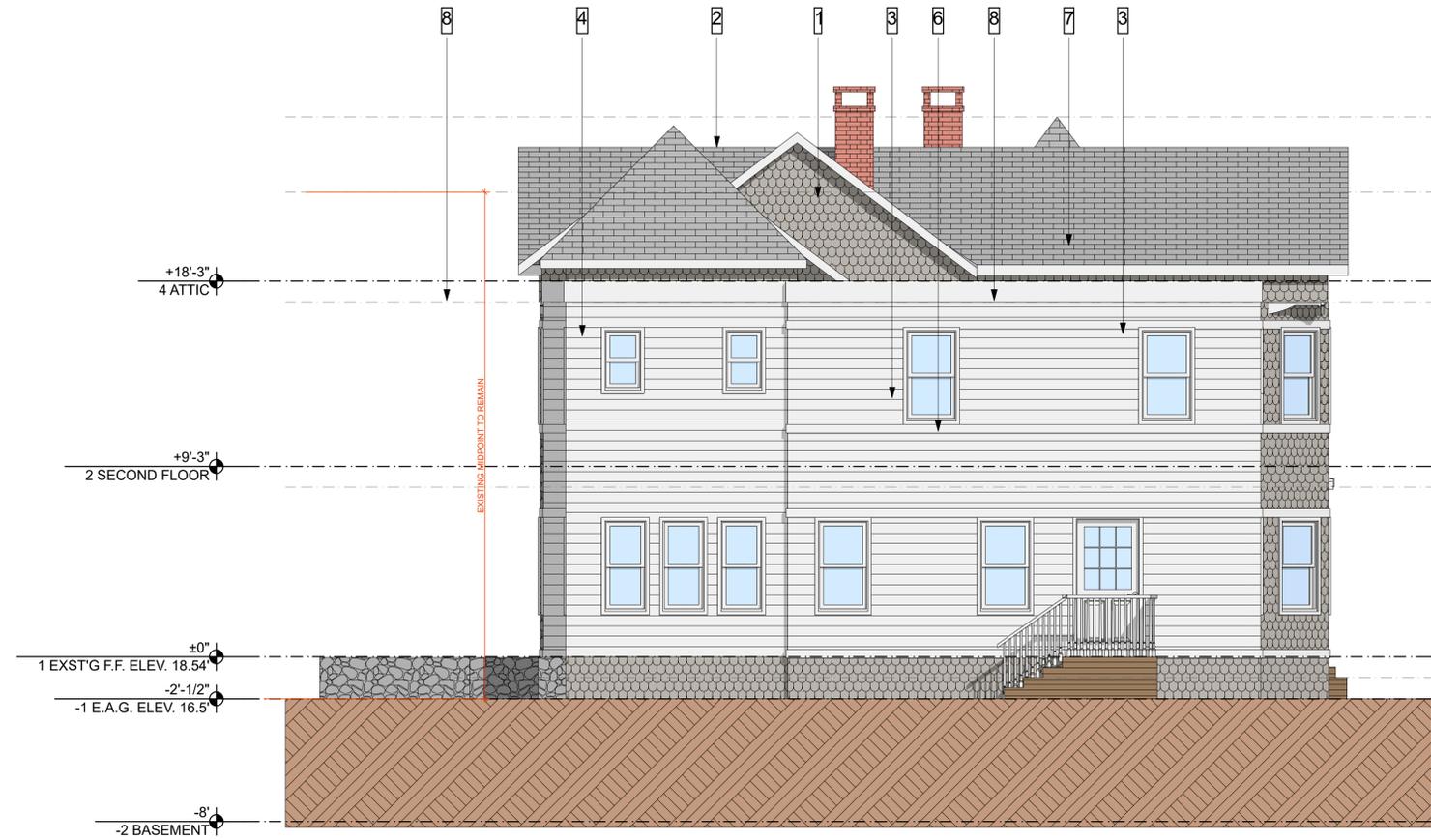
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**PROPOSED EXTERIOR ELEVATION**  
 5 COUNTRY ROAD  
 WESTPORT CT



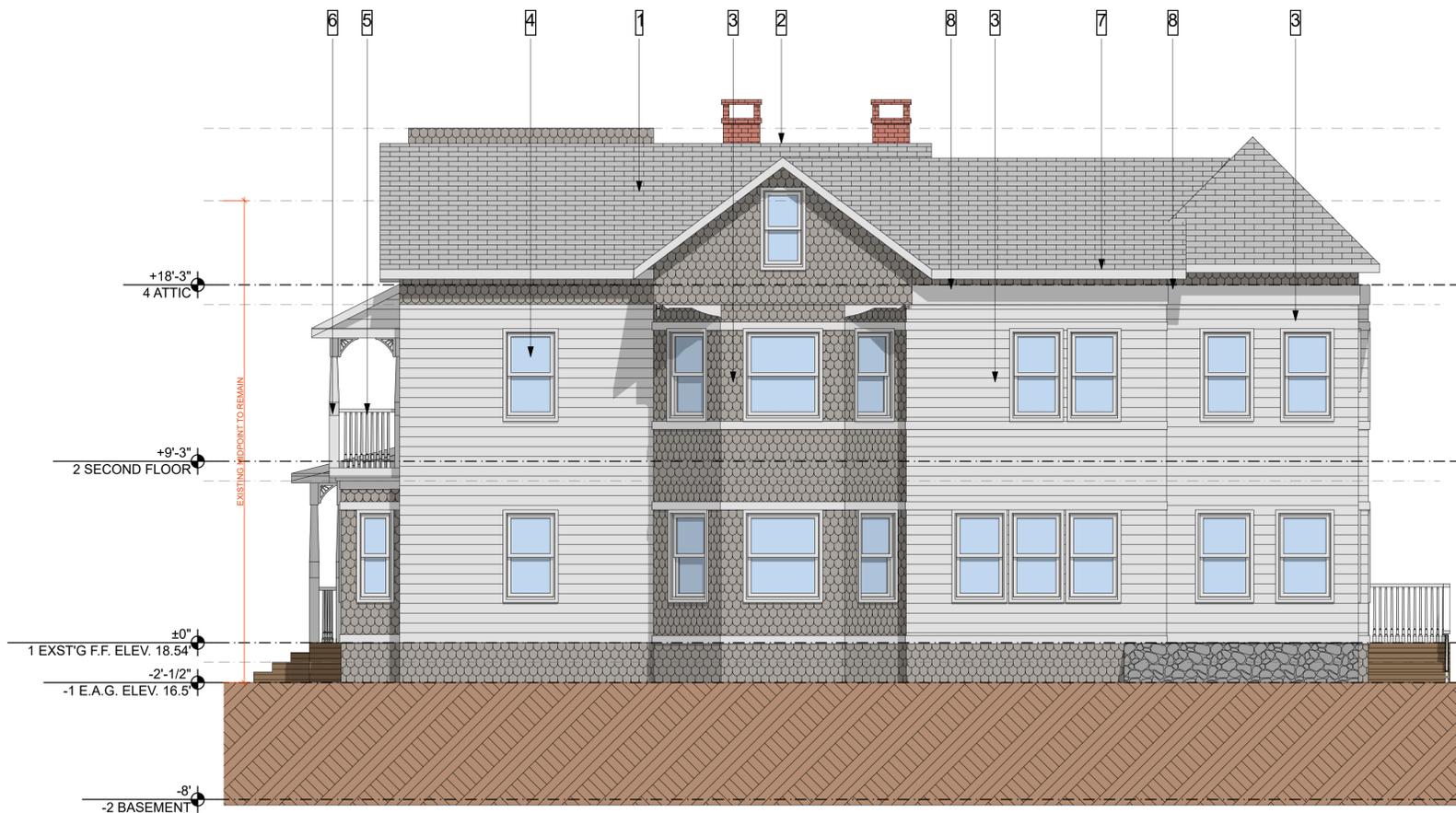
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- 3 - EXISTING WOOD SIDING TO REMAIN. PATCH AND PAINT AS REQUIRED
- 4 - NEW PELLA HISTORIC WINDOWS IN EXISTING ROUGH OPENINGS TYP. AT ALL EXISTING WINDOW LOCATIONS
- 5 - EXISTING WOOD DECK, STAIR AND RAIL TO REMAIN. REPAIR AND PAINT AS REQ'D
- 6 - EXISTING WOOD COLUMN AND TRIM TO REMAIN. PATCH AND PAINT AS REQ'D
- 7 - REPLACE GUTTER AS REQUIRED
- 8 - EXISTING WOOD TRIM TO REMAIN. PATCH AND PAINT AS REQUIRED



**PROPOSED EXTERIOR ELEVATIONS**

SCALE: 1/4"=1'-0"



**PROPOSED EXTERIOR ELEVATIONS**

SCALE: 1/4"=1'-0"

THIS DRAWING IS THE PROPERTY OF TANNER WHITE ARCHITECTS. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TANNER WHITE ARCHITECTS, LLC.

REVISED: 2/11/21

SCALE: 1/4"=1'-0"

DATE: 10/8/2020

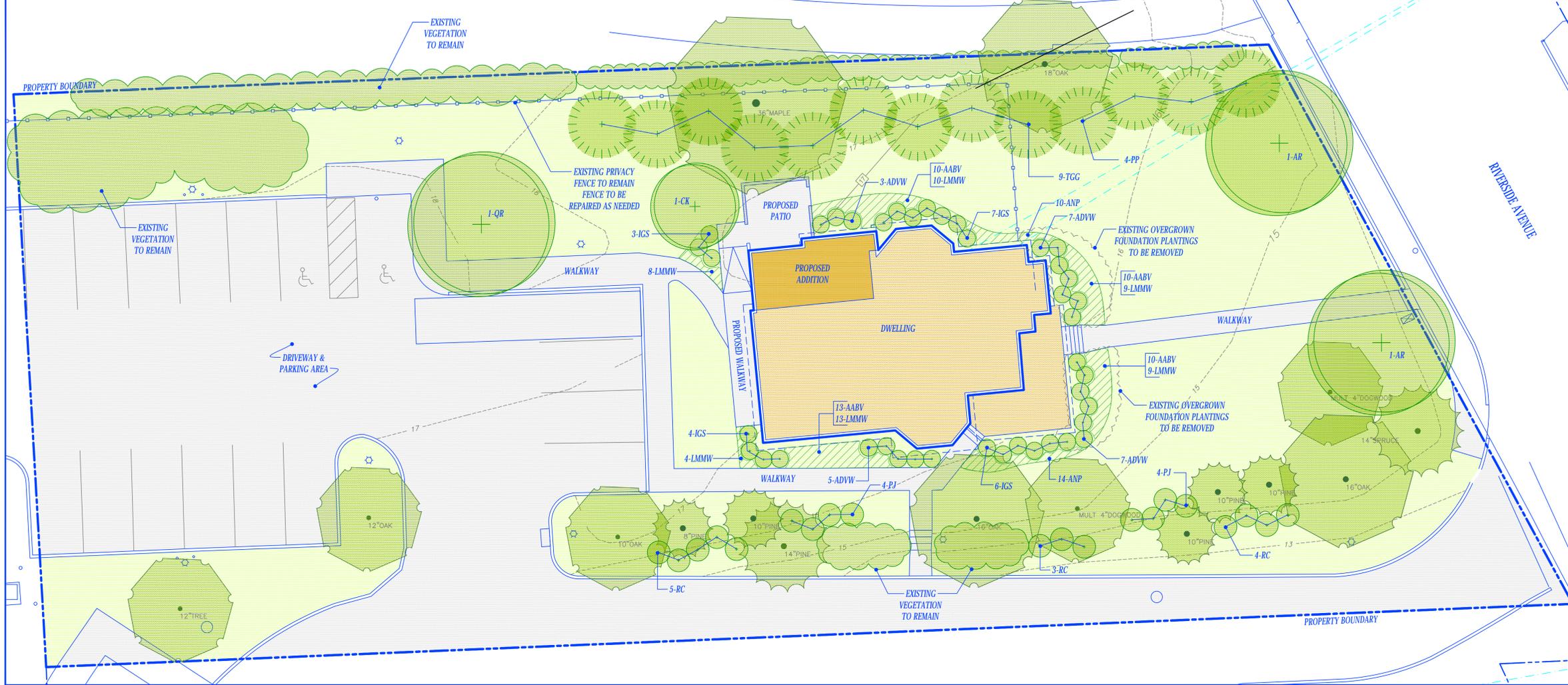
DRAWN: TW / CMS



**TANNER WHITE ARCHITECTS, LLC**  
**TANNER WHITE, AIA, LEED-AP**  
 1 BRIDGE SQUARE, WESTPORT CT  
 TANNER@TANNERWHITEARCHITECTS.COM  
 203-283-4749 OFFICE

**167 VERBEE**  
 5 COUNTRY ROAD  
 WESTPORT CT  
 PROPOSED EXTERIOR ELEVATIONS





WILLIAM KENNY ASSOCIATES LLC  
 SOIL SCIENCE  
 ECOLOGICAL SERVICES  
 LAND USE PLANNING  
 LANDSCAPE ARCHITECTURE  
 195 TUNNIX HILL, CUTOFF S  
 FAIRFIELD, CT 06825  
 PHONE: 203 366 0588  
 FAX: 203 366 0067  
 www.wkassociates.net

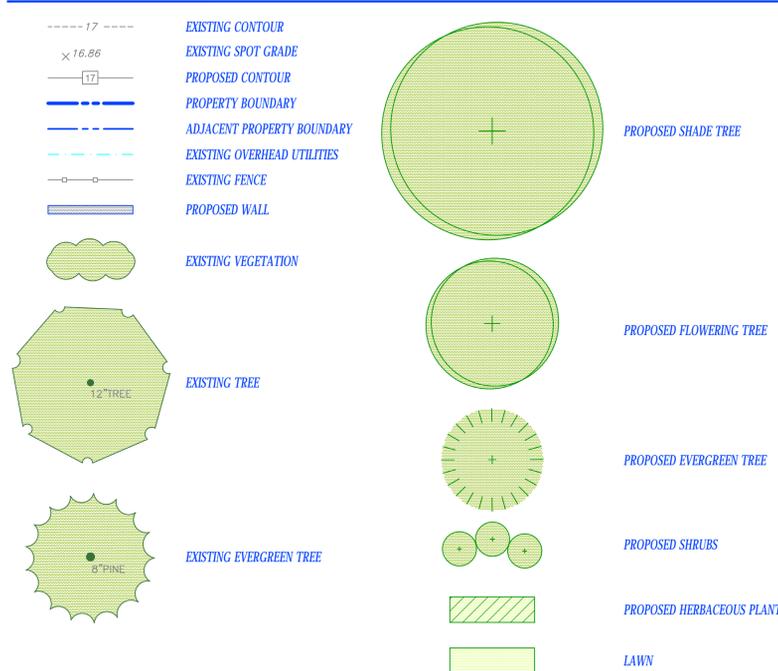
**PLANTING NOTES**

1. PROPOSED TREE AND SHRUB LOCATIONS TO BE ADJUSTED IN FIELD AS NEEDED BASED ON FIELD CONDITIONS.
2. PLANT SPACING FOR HERBACEOUS MATERIAL TO BE 24" O.C.
3. BOTANICAL NAMES SHALL PREVAIL OVER COMMON NAMES.
4. ALL PLANT MATERIAL SHALL BE NURSERY GROWN; NO COLLECTED MATERIALS SHALL BE ACCEPTED, UNLESS SPECIFICALLY INDICATED.
5. PLANTS SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS IN ALL WAYS INCLUDING DIMENSIONS.
6. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY PLANT MATERIALS UPON DELIVERY TO THE PROJECT. SELECTION BY THE LANDSCAPE ARCHITECT DOES NOT WAIVE THE RIGHT OF REJECTION.
7. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST OR AS NECESSARY TO MATCH SURVIVING PLANTS OF THE SAME PLANTING GROUP. ALL COSTS SHALL BE BORN BY THE LANDSCAPE CONTRACTOR EXCEPT FOR REPLACEMENTS RESULTING FROM LOSS OR DAMAGE DUE TO VANDALISM OR ACTS OF NEGLIGENCE ON THE PART OF OTHERS, PHYSICAL DAMAGE, BY ANIMALS, VEHICLES, FIRE, ETC., AS MAY BE DETERMINED BY THE LANDSCAPE ARCHITECT.
8. ALL PLANT MATERIAL SHOULD BE PLACED, OR LOCATION STAKED, ON THE SITE AS SHOWN ON THE PLANTING PLAN PRIOR TO COMMENCEMENT OF PLANT EXCAVATION FOR THE LANDSCAPE ARCHITECT'S APPROVAL. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT OF ALL PLANTING OPERATIONS A MINIMUM OF 48 HOURS IN ADVANCE.
9. ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN OR AS OTHERWISE SPECIFIED. NO CONSTRUCTED BALLS SHALL BE ACCEPTED. REMOVE SYNTHETIC 'BURLAP' AND SYNTHETIC TWINES AND ROPES. REMOVE TOP 1/3 OF METAL BASKETS FROM ROOT BALLS WHEN THE ROOT BALL HAS BEEN POSITIONED IN THE PLANTING PIT. PROVIDE SUPPORT AS NECESSARY TO PROTECT THE ROOT BALL FROM INJURY DURING THIS OPERATION.

**GENERAL NOTES**

1. UNLESS NOTED OTHERWISE, EXISTING AND ALL OTHER PROPOSED CONDITIONS INFORMATION TAKEN FROM A DRAWING PREPARED BY REDNISS & MEAD, INC.
2. PROPOSED PLANTING INFORMATION PROVIDED BY WILLIAM KENNY ASSOCIATES LLC.
3. TO PREVENT DAMAGE FROM WHITE TAILED DEER BROWSE, THE SHRUB PLANTINGS SHALL BE PROTECTED AS NEEDED WITH TEMPORARY FENCING OR OTHER MEASURES UNTIL THE SHRUBS ARE WELL ESTABLISHED.

**LEGEND**



**PLANT LIST**

SYM.	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT
<b>PROPOSED SHADE TREES</b>					
AR	2	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	4" CAL.	B&B
QR	1	QUERCUS RUBRA	NORHERN RED OAK	3"-3.5" CAL.	B&B
TOTAL	3				
<b>PROPOSED EVERGREEN TREES</b>					
PP	4	PICEA PUNGENS	COLORADO SPRUCE	10'-12' HT.	B&B
TGG	9	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	10'-12' HT.	B&B
TOTAL	13				
<b>PROPOSED FLOWERING TREES</b>					
CK	1	CORNUS HOUSA	KOUSSA DOGWOOD	8'-10' HT.	B&B
TOTAL	1				
<b>PROPOSED NATIVE SHRUBS</b>					
ADWV	22	AZALEA 'DELAWARE VALLEY WHITE'	DELAWARE VALLEY WHITE AZALEA	18"-24" HT.	CONTAINER
IGS	20	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	18"-24" HT.	CONTAINER
PJ	8	PIERIS JAPONICA 'DOROTHY WYCKOFF'	DOROTHY WYCKOFF ANDROMEDA	2.5'-3' HT.	CONTAINER
RC	12	RHODODENDRON CATAWBIENSE 'ALBUM'	WHITE CATAWBA RHODODENDRON	2.5'-3' HT.	CONTAINER
TOTAL	62				
<b>PROPOSED HERBACEOUS PLANTS</b>					
AABV	43	ASTILBE X ARENDSII 'BRIDAL VEIL'	BRIDAL VEIL ASTILBE	2 QUART	CONTAINER
ANP	24	ATHYRIUM NIPONICUM 'PICTUM'	JAPANESE PAINTED FERN	2 QUART	CONTAINER
LMMW	53	LIRIOPE MUSCARI 'MONROE WHITE'	MONROE'S WHITE LILYTURF	2 QUART	CONTAINER
TOTAL:	120				

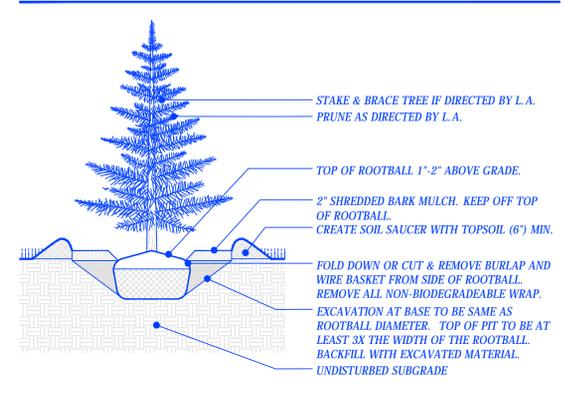
**ZONING TREE-PLANTING COMPLIANCE DATA\***

SECTION	SUMMARY DESCRIPTION	REQUIRED	EXISTING	PROPOSED	TOTAL	MEET REGULATIONS
35-2.2	FRONT LANDSCAPE AREA (1 TREE PER 50)**	2	0	2	2	YES
35-2.3	PARKING AREAS (1 TREE PER 10 PARKING SPACES)	2	2	1	3	YES
35-2.4	BUFFER STRIP (1 TREE PER 10)***	12***	0	13	12	YES

\*ZONING COMPLIANCE REQUIREMENTS TAKEN FROM THE WESTPORT PLANNING AND ZONING COMMISSION ZONING REGULATIONS AND SUBDIVISION REGULATIONS.  
 \*\* THE LENGTH OF THE STREET FRONTAGE IS APPROXIMATELY 112.5 FEET; PLANTABLE LENGTH APPROX. 81 FT.  
 \*\*\* TOTAL LENGTH OF NORTH PROPERTY LINE IS 222.3 L.F.; APPROX. 160 FT OF THE NORTH BOUNDARY IS SCREENED BY THE EXISTING 6 FT HIGH PRIVACY FENCE & 102 FT OF THE EXISTING FENCE HAS MIN. 8-10 FT HIGH EXISTING EVERGREEN TREES BEHIND IT. AREA REQUIRED ADDITIONAL SCREENING IS APPROX. 120.3 FEET LONG

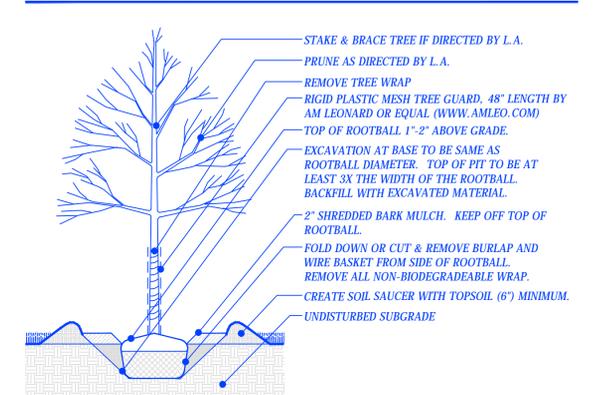
**EVERGREEN TREE PLANTING DETAIL**

NOT TO SCALE



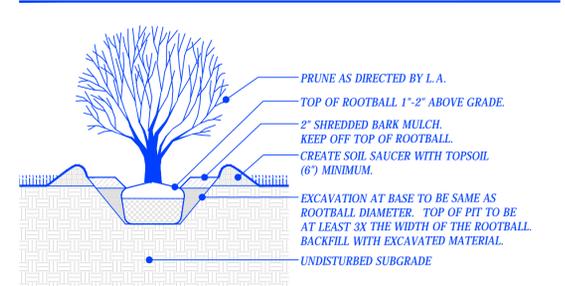
**DECIDUOUS TREE PLANTING DETAIL**

NOT TO SCALE



**SHRUB PLANTING DETAIL**

NOT TO SCALE



**P&Z SUBMISSION PLANTING PLAN**

PREPARED FOR:  
**COASTAL LUXURY HOMES**

LOCATION:  
**136 RIVERSIDE AVENUE  
 WESTPORT, CONNECTICUT**

DATE: FEBRUARY 10, 2021

SCALE: AS NOTED

REF. NO. 4760





# Aerial Exhibit

Westport, CT

1 inch = 70 Feet



March 6, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

November 24, 2020

Planning and Zoning Commission  
c/o Mary Young, AICP, Director of Planning & Zoning  
Town of Westport  
110 Myrtle Ave, Room 203  
Westport CT 06880

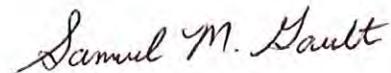
**Re: 136 Riverside Ave - Westport, CT**

Dear Ms. Young:

This letter serves to authorize Redniss & Mead, Inc. (with offices at 22 First Street in Stamford, CT) to act as our agents in connection with the preparing, filing, and processing of any and all land use applications relating to the above referenced property.

Thank you for your acknowledgement of said authority.

Sincerely,

A handwritten signature in cursive script that reads "Samuel M. Gault".

41 Richmondville LLC