

WESTPORT
Conservation Commission
5.17.2023

Eymard & Madhurya Chitty
11 Murvon Court



Point

Cedar Point

Hendricks Point

Kitts Island

Saugatuck River
WPLO

Grays Creek
Influence

Long Island Sound
CAM

Saugatuck River

Existing Home

Zone: Res A
Constructed: 1920



Existing Conditions (Survey)

Lot: 5,400 SF (.1240 A)

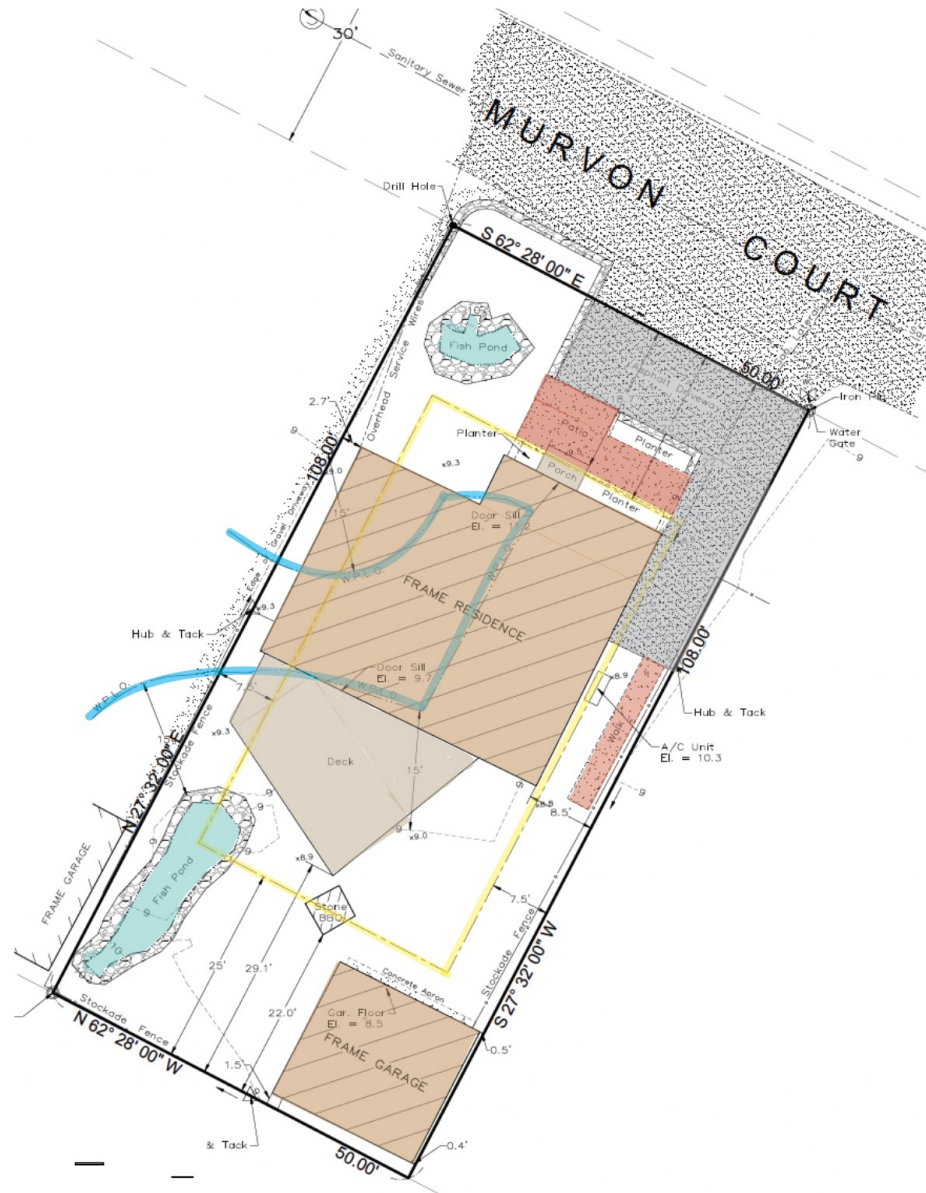
Steep Slopes: none

Wetlands: none

WPLO: yes, Saugatuck

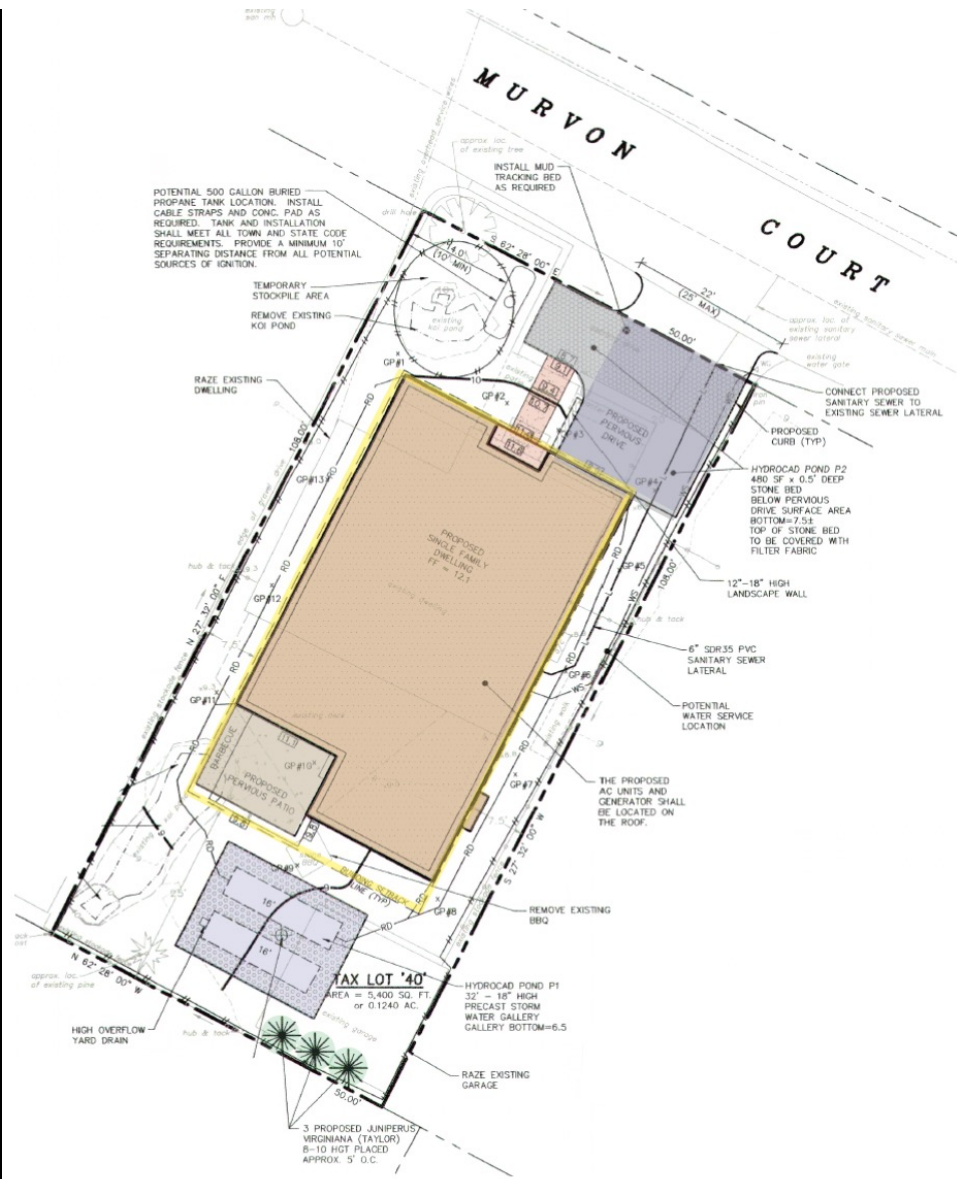
CAM Zone: yes, exempt

Flood Hazard Zone: AE-11



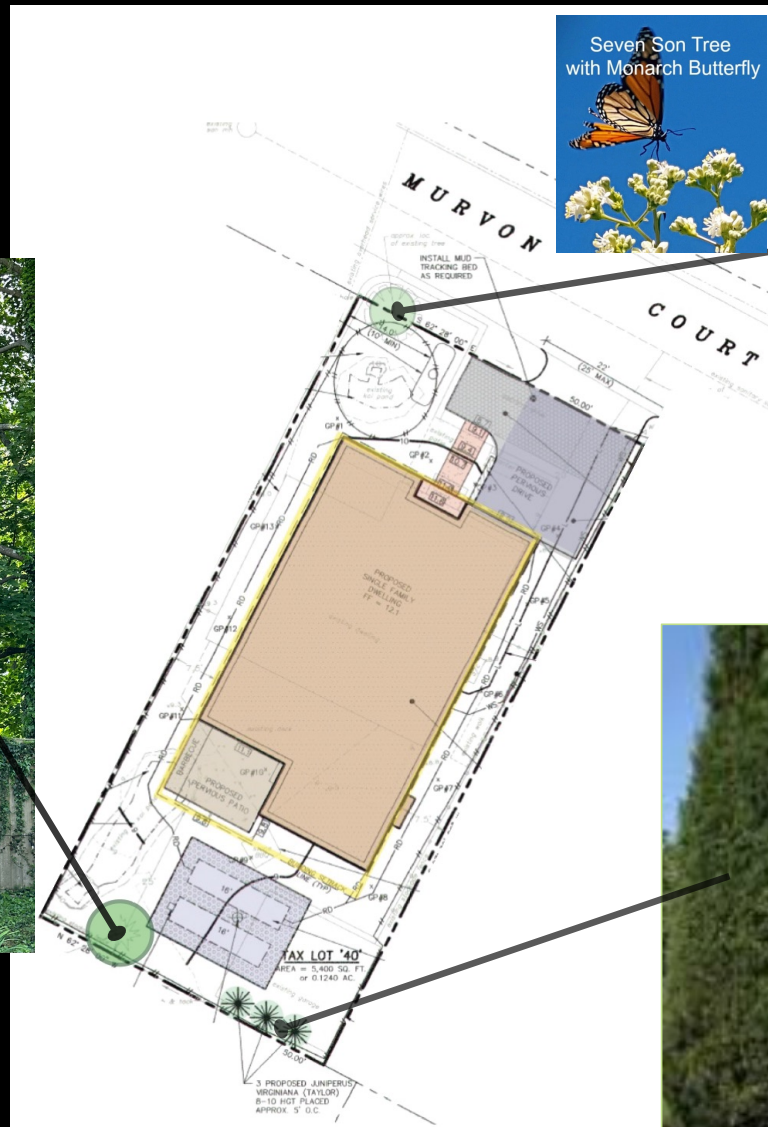
Development Plan (Proposed)

- Raze existing dwelling + garage
- Remove fishponds
- Construct new FEMA compliant home @ 12.1' el.
- Minor grading
- Install detention galleries and retention area under pervious driveway
- Erosion control measures
- Mechanicals on roof

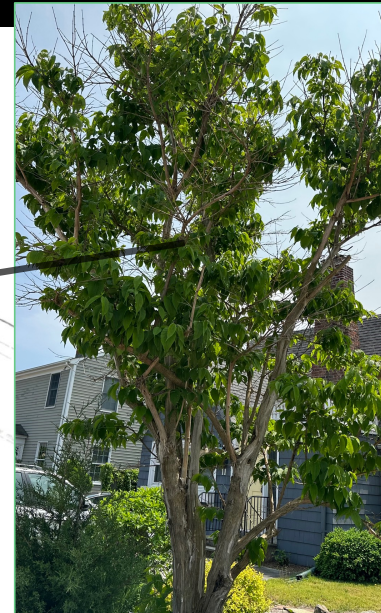


Proposed Planting

Protect existing spruce (*Picea*) in rear yard



Seven Son Tree with Monarch Butterfly



Protect existing Seven Son Tree (*Heptacodium*) in front yard

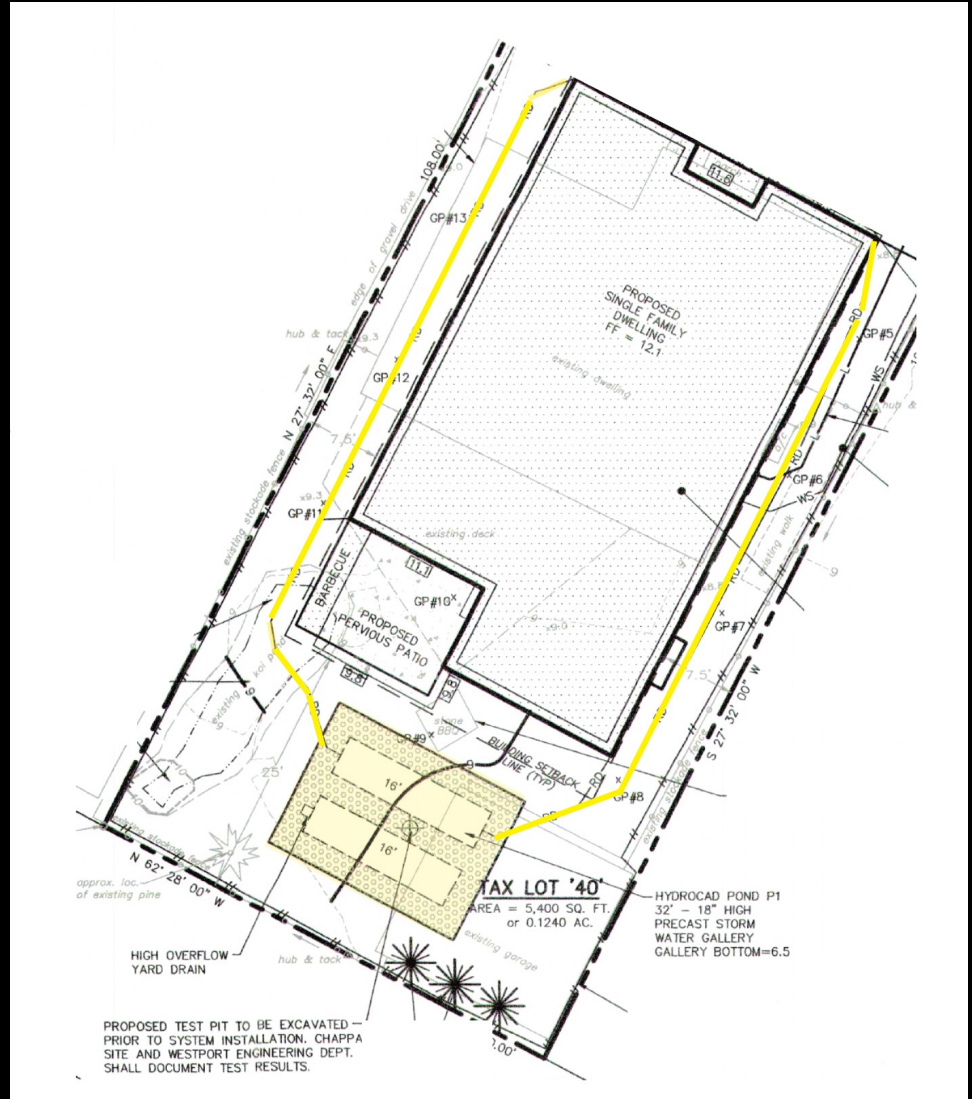
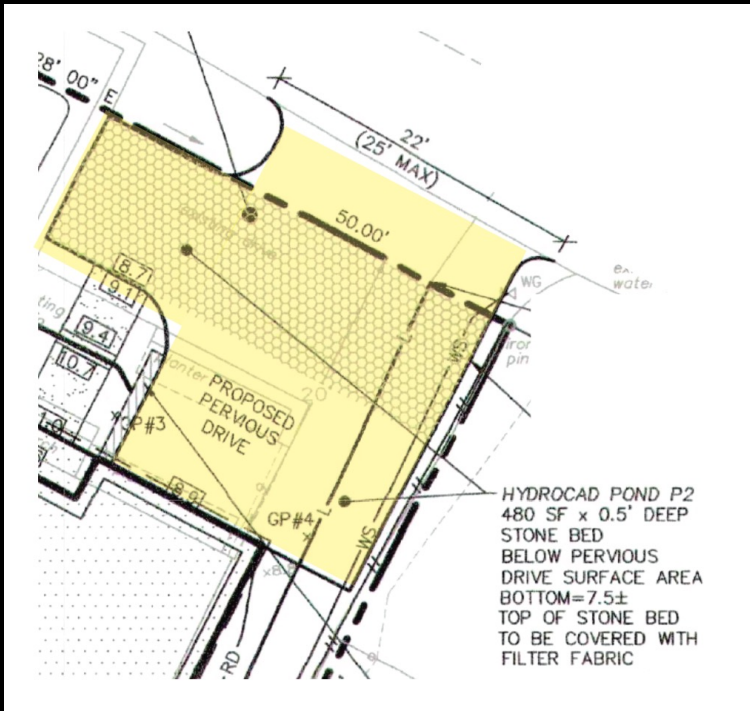


Plant 3 Red Cedar (*Juniperus*) in rear yard

8-10' 5' oc

Proposed Drainage Improvements

Accommodate the first inch of runoff
 Attenuate peak discharge
 Encourage in-ground infiltration



Reduction of Coverage

	Existing	Proposed	
Building Coverage	37.92%	▼34.72%	(3.2%)
	2048 SF	▼1875 SF	(173 SF)
Total Coverage	51.25%	▼43.40%	(7.85%)
	2768 SF	▼2344 SF	(424 SF)

Reviews

Reviews received:
Flood & Erosion Control 5/4/23

Reviews still required:
Zoning Board of Appeals



Improvements

- FEMA compliant dwelling – currently not compliant
- New detention galleries capturing runoff - current condition goes from roof to impervious asphalt
- Reduction of impervious surfaces and lot coverage
- 3 additional native trees
- Mechanicals on roof



Thank-you!

