



**TOWN OF WESTPORT
CONSERVATION DEPARTMENT**
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PLANNING & ZONING TRANSMITTAL
MEMORANDUM

DATE: January 29, 2024
TO: Amanda Trianovich, Planner
FROM: Colin Kelly, Conservation Director
RE: Coastal Site Plan Appl. #PZ-24-00026, 7 Sea Spray Road

The Conservation Department reviewed :

- CAM Application
- Narrative
- Existing Survey
- Proposed Site Plan
- Architectural Plans

Comments: The Conservation Department reviewed the submitted application materials for the demolition of the existing single-family residence and to construct a new single-family residence, driveway, covered deck and terrace while retaining the existing pool and patio.

There are no inland wetlands or watercourses on this site. The property abuts 1 Bluff Point to the east, and the Saugatuck River which is a tidal waterbody. Therefore, IWW regulations hold NO jurisdiction on the above-referenced property. However, the property does lie within the jurisdiction of the WPL Ordinance, which is established 15' from elevation 9'. The majority of the existing parcel lies below elevation 9' and has an average grade calculation of 8.5'.

The proposal includes demolition of the existing house and construction of a new single-family residence, driveway, and associated walkways. The existing pool shall remain. Proposed average grade will be 8.5' and proposed total coverage of 5,344 sq. ft. (24.4%). This represents an increase of **246 sq. ft.** from existing total coverage (5,095 sq. ft. {23.3%}).

The Conservation Commission will be reviewing this proposed application at the upcoming meeting scheduled for **February 14, 2024**. staff would like to offer a few comments regarding the project. The location of the house is in close proximity to the existing residence. The existing pools and garden should limit the site work from encroaching the coastal resource. The proposal for the new residence was designed to meet FEMA requirements, provide water quality provision, and maintain the vegetated buffer to separate developed areas from tidal buffers. Sediment and erosion controls shall be utilized for the construction phase.

While we do not have final comments for our Commission's review prepared yet, Staff notes that we will concentrate on the new residence's impact to water quality. We will request that the Commission consider this when reviewing stormwater drainage onsite and consider or recommend that the applicant to consider a pervious driveway and/or pervious patio to decrease the impact of impervious coverage onsite.

As an additional consideration, the Conservation Department staff is promoting the practice of deconstruction rather than demolition for residential properties. We would request the Planning & Zoning Commission consider asking the parties involved if they would consider exploring the practice of deconstruction to salvage reusable materials from the existing structure and reduce materials treated as waste. We can provide educational materials, information, and contacts if requested.

Thank you for the opportunity to comment.