



WESTPORT, CONNECTICUT

DEPARTMENT OF PUBLIC WORKS

TOWN HALL, 110 MYRTLE AVENUE
WESTPORT, CONNECTICUT 06880
(203) 341 1120

MEMORANDUM

Date: 08/20/2024

To: Zoning Board of Appeals

From: Edward Gill, PE

Re: 66 Harbor Road, ZBA-24-00443

Reference Materials Reviewed:

- Survey prepared by Land Surveying Services, LLC, entitled "Improvement Location Survey, Prepared for Thomas & Pamela Obrien, 66 Harbor Road, Westport Connecticut," dated 04/15/2024.
- Site Plan prepared by LANDTECH, entitled "Site Improvements for a Proposed Addition, Drainage Plan, 66 Harbor Road, Westport, CT, Prepared for Thomas & Pamela O'Brien," dated 06/13/2024, as revised to 07/30/2024.
- Stormwater Management Report prepared by LANDTECH, dated 06/13/2024.
- Architectural Plans prepared by Richard Swann, Architect, entitled "O'Brien Residence, 66 Harbor Road, Westport, CT," dated 01/18/2024.

Dear Zoning Board of Appeals:

Our office has reviewed the proposed activity as depicted by the above referenced documents. Based on these criteria, we offer the following comments:

1. **Project Description.** The applicant is proposing to lift an existing single-family dwelling, construct an addition, and bring an existing non-compliant driveway into compliance.
2. **Flood & Erosion Control Board (F&ECB).** The project was reviewed and approved at the 07/10/2024 F&ECB meeting, WPL-11929-24. The entire property is within the WPL associated with the Saugatuck River.
3. **Permitting.** As part of the Planning & Zoning Permit process, the applicant shall be required to secure a Driveway Permit and possibly a Sewer Connection Permit.
4. **Drainage.** The storm water drainage system as depicted on the plans substantially complies with the Town of Westport Engineering Department Drainage Standards.

5. **Flood Zones & FEMA.** The parcel lies within Flood Zone AE (El. 13). All proposed work shall comply with FEMA requirements. The plans indicate that the finished floor of the dwelling is to be at elevation 16.0 and of the garage is to be at elevation 7.0. Appropriate flood venting has been proposed for the enclosed space. Mechanical equipment is proposed to be located on the roof, above the BFE. As such, the project substantially complies with FEMA requirements.
6. **Sedimentation & Erosion Controls.** The site plan indicates an anti-tracking pad construction entrance, a stockpile area, and silt fencing. Thus, the application substantially complies with Town of Westport requirements.

The proposed activity does not have any adverse engineering impacts with respect to drainage, grading, or other public safety considerations.

While the granting of these variances is at the discretion of the Board, we find no issues in our review that would preclude such action.

Please contact me should you have any questions regarding the above items.

Thank you,



Edward Gill, PE
Engineering Department