

NARRATIVE

33 WOODS GROVE ROAD, WESTPORT, CT (C11/ / 074/000 /)

Wetland Protection Line Ordinance (WPLO) Application

I. OVERVIEW

James Patrick and Linda J. Hussey (hereinafter the “Owners”) own the property known as 33 Woods Grove Road, Westport, CT (hereinafter the “Property”). The parcel is zoned Residence A and is ±13,237 sq. ft. (.3039 Acres) in area. The Property abuts the Saugatuck River along its western property line with approximately 3,506 of land under water. No wetland soils were found on site (Moch, 2024); therefore, the wetland line is measured at the top of the bank.

The entire Property lies within the Flood Zone AE (El. 11.5), the Wetland Protection Line Ordinances (WPLO) and is at the upper reaches of the Coastal Area Management (CAM) zone. The Property is mostly level with the existing elevation on site at 10.8’ at the easterly boundary, adjacent to Woods Grove Road, and decreasing to an elevation of 9’ at the top of the bank near the Saugatuck River. The existing site is developed with a single-family residence (FFE 12.5) with an attached garage, patio, and a raised terrace.

II. PROPOSAL

The proposal includes bringing the single-family dwelling into FEMA compliance by moving the mechanicals from the basement onto a raised platform (el. 12.5) in the garage, installing the required flood vents, and filling a portion of the basement. Other work includes adding a second story to the single-story portion of the home, adding a new front entry and converting the raised terrace to a screened porch. Additionally, a patio, adjacent to the terrace, was installed without the benefit of approvals, so retroactive approval is sought. This proposal will require a variance for Setbacks and Coverage from the Zoning Board of Appeals and has a proposed lot coverage of 27.19% (2,817.2 SF).

A new stormwater retention system, where none existed today, will be designed by the Town to attenuate the peak discharge and encourage in-ground infiltration for new coverage on the Property.

A ten-foot wide native vegetated buffer is proposed along the edge of the wetland, and the proposed plantings will improve infiltration of runoff and contaminant filtering before reaching the Saugatuck River. The plantings will also slow surface runoff and encourage sediment and sediment bound contaminants to settle before entering into the waterway. The proposed planted buffer, will also provide stabilization of the soil, thereby reducing erosion of the bank, and reducing surface runoff by slowing the movement of stormwater.

Two trees (Amelanchier) have been proposed to accommodate a tree that was removed by the Owners in the past. A third tree has been added as mitigation for this proposal.

The vegetated buffer has been designed with native plants that will provide an attractive food source for pollinator and beneficial insects as well as providing berries and habitat for birds. The proposed plants (and their wildlife value) include; Amelanchier (bees, birds), Summersweet (butterflies), Switch Grass (habitat), Coneflowers (birds), Black-eyed Susan (birds, butterflies). These native plants are adapted to local conditions and require no fertilizer, pesticides, herbicides, and will require only limited watering until they are established.

III. SUMMARY OF MITIGATION

In summary, the following is a list of mitigations that have been proposed on the Property that will improve the existing environmental conditions on site:

- a. The proposed FEMA compliant dwelling has been designed with a first-floor elevation that is 1.0 foot above the 100-year flood elevation and this elevated structure, along with the installation of compliant flood vents, will result in safer conditions during flood events than had existed on the site previously.
- b. The new stormwater retention system, where none existed previously, will improve environmental conditions on site by accommodating the first inch of runoff from the site's new impervious surfaces. Capturing the first inch is important as it typically contains majority of the suspended solids and waterborne pollutants found in runoff.

- c. The root systems of the proposed native planted buffer will slow runoff, reduce soil erosion and absorb any pollutants that are not captured by the retention system preventing them from traveling into nearby waterways.

- d. The planted buffer, consisting of plants that are indigenous to Connecticut, contributes to the overall health of the local natural communities and have been specifically selected for this planting to provide nectar, food and cover for the local fauna.