



WESTPORT, CONNECTICUT

DEPARTMENT OF PUBLIC WORKS
TOWN HALL, 110 MYRTLE AVENUE
WESTPORT, CONNECTICUT 06880
(203) 341 1120

MEMORANDUM

Date: 09/30/2024

To: Zoning Board of Appeals

From: Edward Gill, PE

Re: 70 North Avenue/134 Cross Highway, ZBA-24-00531

Reference Materials Reviewed:

- ZBA Variance or Appeal Application, no date.
- Site Plan prepared by LANDTECH entitled "Site Improvements for a Proposed Barn Addition, Wakeman Town Farm, 134 Cross Highway, Westport, CT," dated 06/12/2024, as revised to 09/11/2024.
- Stormwater Management Report prepared by LANDTECH, dated 07/19/2024.
- Architectural Plans prepared by Philip H. Cerrone III, AIA, NCARB, Architect, entitled "Wakeman Town Farms, 134 Cross Hwy, Westport, CT 06880," dated 05/23/2024, as revised to 08/06/2024.

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 renovate and expand an existing barn and to construct a subsurface drainage system. The plans also depict a reserve septic system with associated grading and paving if the septic needs to be replaced at a later date.
2. **Drainage.** The storm water drainage system as depicted on the plans substantially complies with the Town of Westport Engineering Department Drainage Standards.
3. **Grading.** The only grading depicted is associated with the reserve septic that is not proposed to be constructed at this time. That said, all of the grading depicted on the plans substantially complies with the Town of Westport Zoning Regulations, Sec. 32-8: Excavation and Filling of Land.
4. **Sidewalks.** There is a sidewalk construction project underway along the frontage of this property at Cross Highway. A new sidewalk and driveway apron will be provided as part

of this project. If the proposed activity impacts the new sidewalk or apron provided, the applicant shall repair the sidewalk and apron per Public Works Department requirements.

5. **Sedimentation & Erosion Controls.** The plan depicts an anti-tracking pad construction entrance, silt fencing, and a stockpile area. Thus, the project substantially complies with Sedimentation & Erosion Control requirements.

Per this review, the application is substantially complete and requires no further submissions.

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