NARRATIVE

14 OWENOKE PARK, WESTPORT, CT (D03/ / 002/000 /)

Coastal Area Management (CAM) Application

I. OVERVIEW

Owenoke Park Partners LLC (hereinafter the "Owners") own the property known as 14 Owenoke Park, Westport, CT (hereinafter the "Property"). The parcel is zoned Residence A and is ±34,216 sq. ft. (.725 Acres) in area. The Property abuts Gray's Creek along its northern property line with approximately 2,643 SF of land under water. Adjacent to Gray's Creek are approximately 2,900 SF of tidal wetlands along this edge.

The entire Property lies within the AE-13 flood zone, the Wetland Protection Line Ordinances (WPLO) and the Coastal Area Management (CAM) zone. The Property is mostly level with the existing elevation on site at 9.0' at the southwest boundary corner, adjacent to Owenoke Park, and gradually decreasing to an elevation of 4.8' on the northeast corner of Gray's Creek. The soil is primarily sandy loam and ground water is found at three of the four test pits at a depth of 32" – 40". The existing site is vacant with the previous dwelling being razed in 2023.

Coastal resources that are on-site or adjacent to the Property are Coastal Hazard areas, Estuarine Embayment and Tidal Wetlands.

II. PROPOSAL

A new single-family dwelling with an attached garage has been proposed that will be compliant with all applicable FEMA flood regulations and will have a finished floor elevation of 15.2'. Associated development includes a driveway, a parking area, a pool, patios, and drainage structures. The application also includes legalizing the existing stone riprap that has existed on site for up to thirty years. A permit for a ramp with a floating dock is also currently being sought but will be proposed under a separate application in the future. This proposal complies with all the applicable zoning standards of the Residence A zone and has a proposed lot coverage of 20.97% (6,135 SF).

A new stormwater retention system, where none existed previously, has been designed to attenuate the peak discharge and encourage in-ground infiltration on the Property. All downspouts will be directed to these retention structures that are located in the front yard, the rear yard and under the parking court and driveway to the east of the house. Underground stormwater retention ponds have been designed with trap rock and will capture the roof discharges and run-off off of pervious surfaces and are sized [15' x 65' x.75'(front yard), 15' x 52' x .75' (rear yard), and 15' x 76' x .75' (driveway)] to accommodate the first inch of runoff produced during a 25-year storm event. To further improve conditions on site, the proposed driveway, walkways and patios will all be constructed with pervious materials.

The tidal wetland area will be restored with a planting of *Spartina patens* which will aid in dissipating wave energy as well as restricting the encroachment of *Phragmites*. A fifteen-foot wide native vegetated buffer is proposed along the edge of the tidal wetland, and he proposed plantings will further improve infiltration of runoff and contaminant filtering before reaching Gray's Creek. All plantings will also slow surface runoff and encourage sediment and sediment bound contaminants to settle before entering the waterway. *Spartina*, along with the proposed planted buffer, will provide stabilization of the soil, thereby reducing erosion of the bank, and reducing surface runoff by slowing the movement of stormwater.

The non-native Japanese Black Pine (*Pinus thunbergia*) on site are declining as a result of fungal disease and borers and will be removed from the site. The invasive Tree of Heaven, as well as the ornamental Dwarf Alberta Spruce (*Picea glauca* var. *albertiana* 'Conica') that are in the coastal wetlands will also be removed from site.

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; Summersweet (butterflies), Switch Grass (habitat), Viburnum (birds, butterflies), Sumac (birds, butterflies), Potentilla (butterflies), Bearberry (birds, mammals). 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 2.2 feet 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 proposed driveway, parking areas, pathways and patios will be constructed with pervious materials.

c. 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 impervious surfaces. Capturing the first inch is important as it typically contains majority of the suspended solids and waterborne pollutants found in runoff.

d. 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.

e. The restored tidal wetland will be improved with Spartina patens which will serve to protect the area from erosion, aid in dissipating wave energy and restricting the encroachment of *Phragmites.*

f. 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.

IV. STANDARD OF REVIEW

This proposal will comply with the standards set forth in §31-10, Coastal Area Regulations and is consistent with the policies identified in CGS Section(s) 22a-92(b) (1) and 22-a-92 (b) (2) of the Coastal Area Management Act and will not adversely impact adjacent Coastal Resources identified in CGS Sections 22-93 (a) (7) of said Act.