



TOWN OF WESTPORT
CONSERVATION DEPARTMENT

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PLANNING & ZONING TRANSMITTAL
MEMORANDUM

DATE: August 2, 2024
TO: Mary Young, Planning and Zoning Director
FROM: Colin Kelly, Conservation Director (CK)
RE: 260 Compo Rd. S., Inn at Longshore, Coastal Site Plan Appl. #PZ-24-00420, RE: Renovations to the Inn

The Conservation Department reviewed:

- Project Narrative prepared by LANDTECH (undated)
- Coastal Area Management application, prepared by LANDTECH dated 7/23/24
- Stormwater Management Report prepared by LANDTECH, Rev, 8/1/24
- Site Plan Application, prepared by LANDTECH, Received 7/29/24
- Partial Topographic Survey, Sheet SV-1.1, prepared by Thomas Delius, dated 10/31/24
- Site Development Plan, Sheets C-1.0 and C-2.0, prepared by LANDTECH, revised 5/16/24
- Landscape Plan, Sheet LP-1.0, prepared by Wesley Stout Associates, dated 7/19/24
- Architectural Plans, prepared by Kenneth Nadler, (9 sheets), dated 7/10/24
- Renderings by project architect (9 sheets), 5-28-24

Comments: The Conservation Department reviewed the submitted application materials for interior and exterior renovations to the Inn at Longshore as described.

The Inn at Longshore, located at 260 Compo Rd South, abuts tidal wetlands associated with the Saugatuck River. The river is located ~140' to the south of the existing structure. The property overall does contain wetland areas and associated ponds, however, these features are mostly found within the golf course and not located in the immediate vicinity of the inn structure. Therefore, Inland Wetland & Watercourse regulations hold jurisdiction on the above-referenced property. Additionally, the property is within the jurisdiction of the Waterway Protection Line Ordinance, which is established 15 linear feet from elevation 9' of tidal waterbodies. Much of the proposed site work for the Inn is located at elevation ~ 13-14 in the rear of the building to elevation ~18' in the front of the building.

The proposal includes associated improvements for renovations, mechanical enhancements, and remodeling work. The exterior work includes a new Porte Cochere, patios, and landscaping improvements. All work is located beyond the limits of the Waterway Protection Line and beyond the 75' upland review area of any inland wetlands onsite. Based on this review of the current plans, we feel that the proposal will not create any new impacts to the Saugatuck River.

The Conservation Department anticipates we will review this application for an administrative approval if it is successful in first obtaining approvals through this Commission. Wherein, we plan to ensure proper conditions are met for protecting the resource of the river. We note that sediment and erosion controls including an anti-mud tracking pad, silt fence, and soil stockpile will be utilized during the construction phase, as indicated on the "Site Development Plan".

Conservation Staff is not recommending additional mitigations, such as a buffer planting plan, because the proposed design does not propose additional risk of impacts over the existing conditions.

Thank you for the opportunity to comment.