



TOWN OF WESTPORT
CONSERVATION DEPARTMENT

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PLANNING & ZONING TRANSMITTAL
MEMORANDUM

DATE: October 17, 2024
TO: Amanda Trianovich, Deputy Director
FROM: Colin Kelly, Conservation Director 
RE: 238 Hillspoint Road, Variance w/CAM Site Plan Appl. #ZBA-24-00579

The Conservation Department reviewed :

- Coastal Site Plan Application undated, ZBA application rec'd 9/30/24
- Zoning Location Survey (Existing) prepared by Land Surveying Services LLC dated 9/18/24
- Site Development Plan prepared by Kousidis Engineering, LLC revised 10/3/24
- New Single Family Home Plans prepared by Tanner White Arch, dated 9/24/24

There are no inland wetlands or watercourses on this site. The property abuts Long Island Sound to the east of the parcel, which is a tidal waterbody. Therefore, IWW regulations and the WPL Ordinance hold **NO** jurisdiction on the above-referenced property.

Conservation staff would like to offer a few comments regarding the project. We note the size of the property to be 3,712sq. ft. (0.09 ac) and the proposed area for development is 2,099 sq. ft. (0.05 ac). The proposal includes a demolition of the existing residence and construction of the new single-family residence, driveway, and retaining wall. The existing western portion of the lot contains slopes (some of which qualify as steep slopes) from elevation 14 up to 22. The sloped area is proposed to include a ~8.0' tall retaining wall in one area with other grade changes to allow for rear access to the residence. The proposed design would necessitate a significant amount of site work within the areas of the steep slopes onsite.

This work, by its own nature, will pose difficulties with controlling erosion and providing maintenance of sediment controls during site construction. In addition, the relatively small area for the site and the amount of proposed disturbance complicates the logistical issues that arise from development of the site. This is a similar consideration to recent work of neighboring properties in this neighborhood, specifically 254 Hillspoint Rd.

The Conservation Department recommends that the Planning & Zoning Commission consider adding the following conditions to a potential Zoning Permit, if it is determined an approval is appropriate for this application:

1. Provide a Construction Sequence Plan to manage site work phases.
2. An erosion and sediment control site monitor shall be retained by the applicant with contact information submitted to the P+Z Department prior to the issuance of a Zoning Permit. Weekly reports shall be submitted during the initial clearing, excavation, foundation construction, installation of sedimentation controls and at the time of final site stabilization. Reports shall be submitted immediately following rain events of 0.5" or greater. Monthly reports shall be submitted during the rest of site construction.
3. A pre-construction meeting shall occur onsite (with Zoning staff, site monitor, excavation contractor, and/or all parties listed) to review the project specifics and methodology.
4. All slopes shall be fully stabilized before the issuance of ZCC. Site Engineer shall certify that grading walls, and slopes are fully stable.

Thank you for the opportunity to comment.