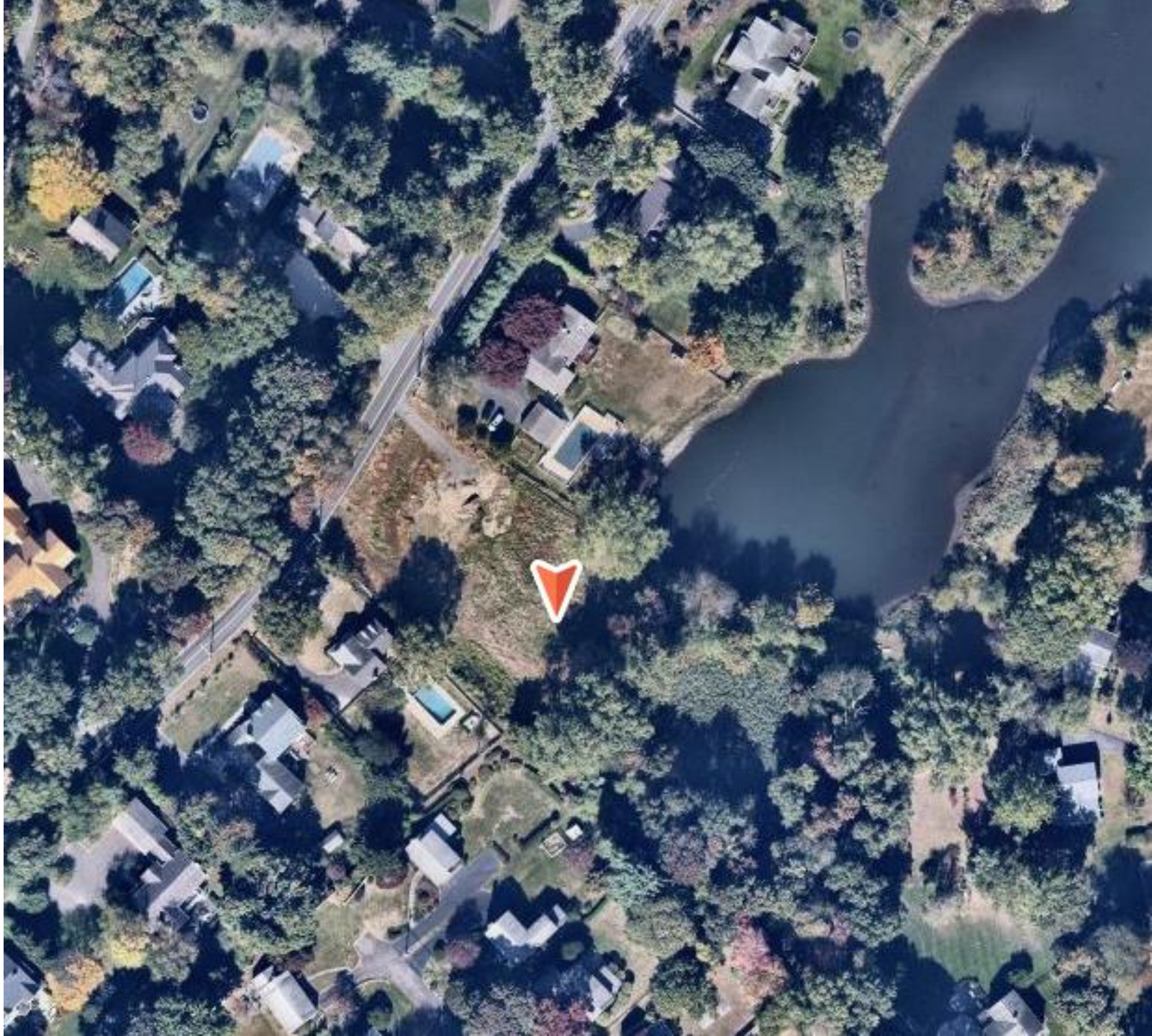


Town of Westport  
Planning & Zoning  
Commission

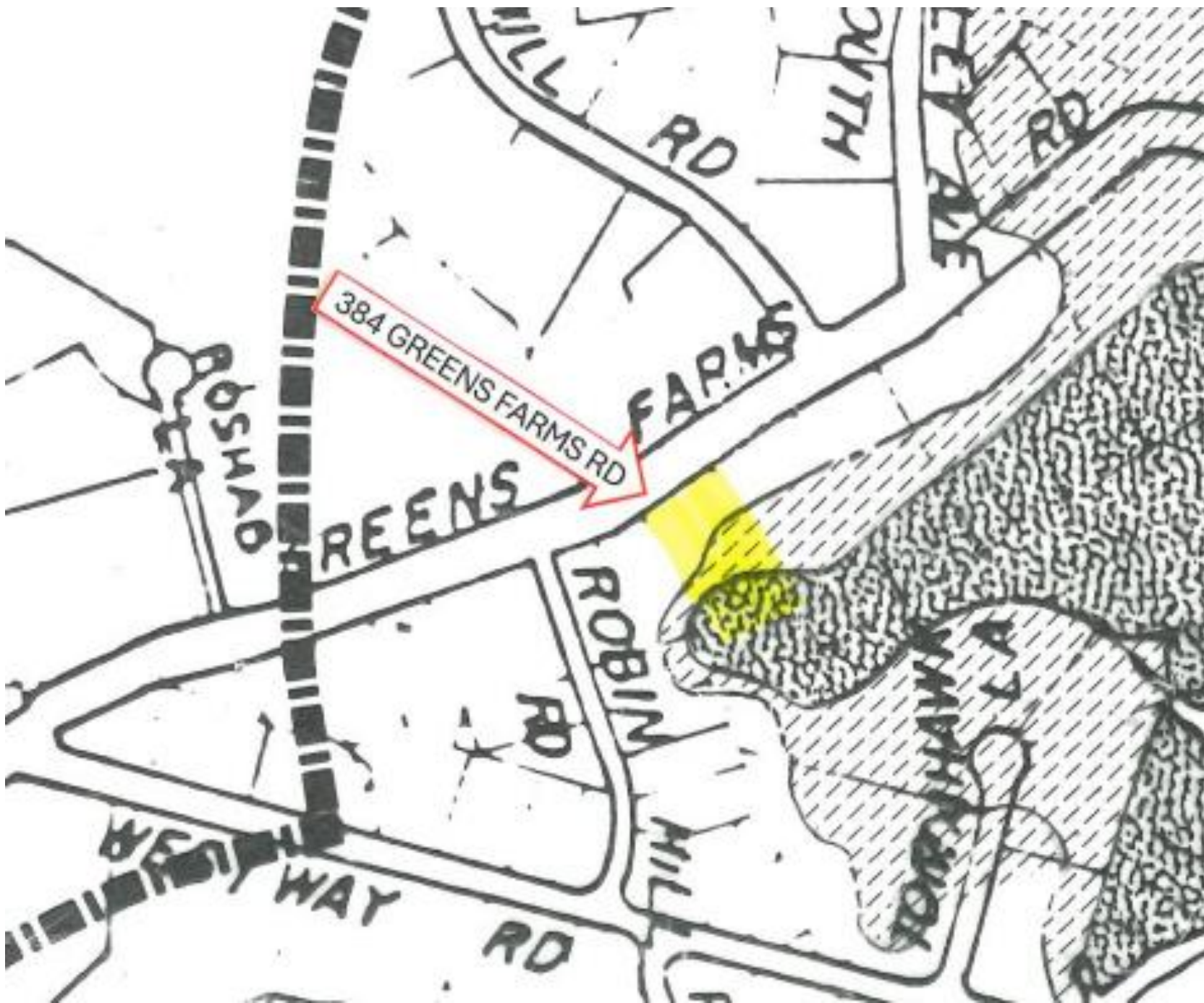
**384 Greens Farms Road**  
**Coastal Site Plan Application**



## Location

- Residence AA district
- 1.3575 acres
- Northeast side of Greens Farms Road, adjacent to Sasco Brook.
- The lot is wholly within the Coastal Area Management boundary and the rear of the property contains both the 100-year (AE 10) and 500-year flood zones.





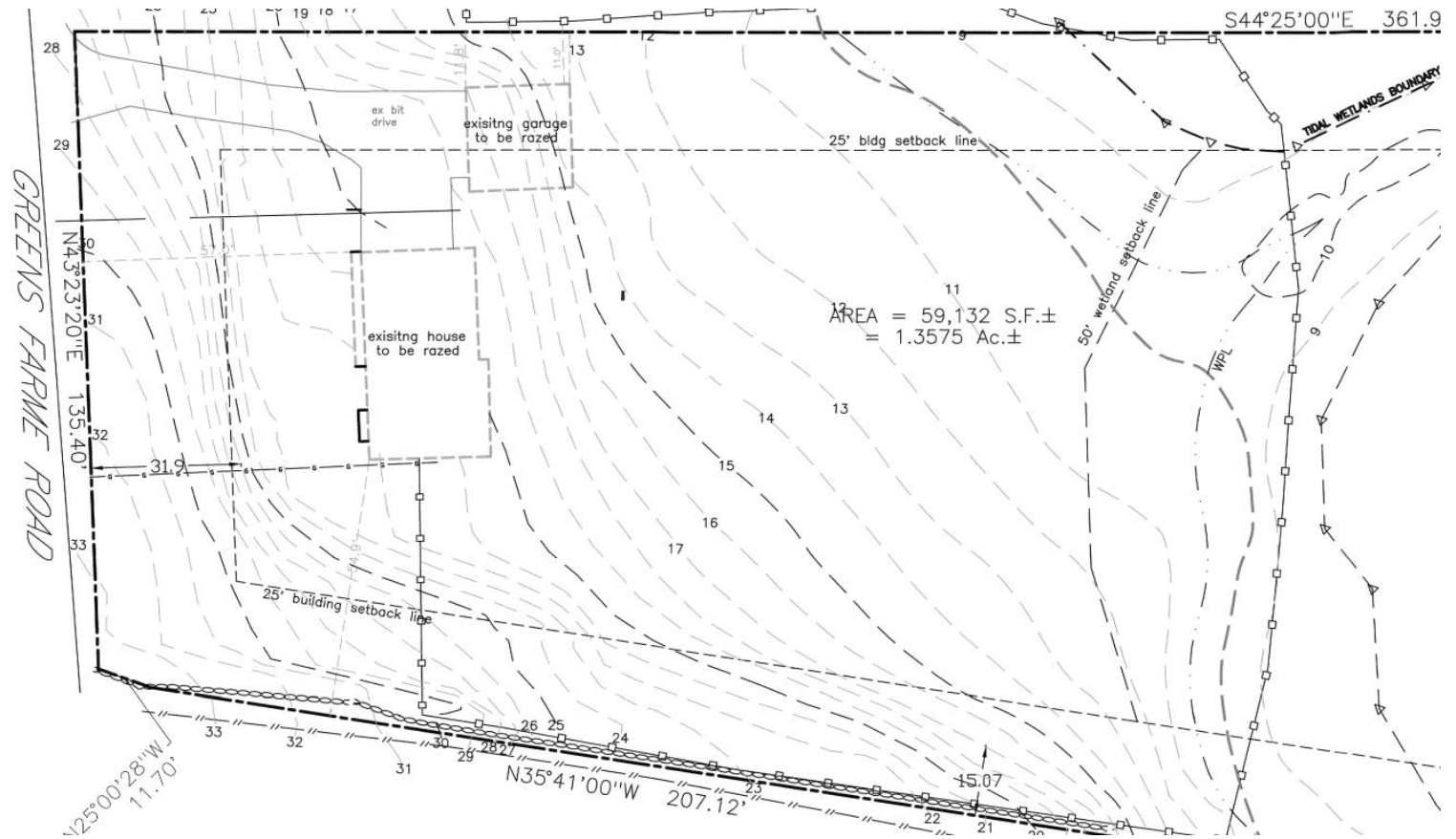
## Coastal Resources

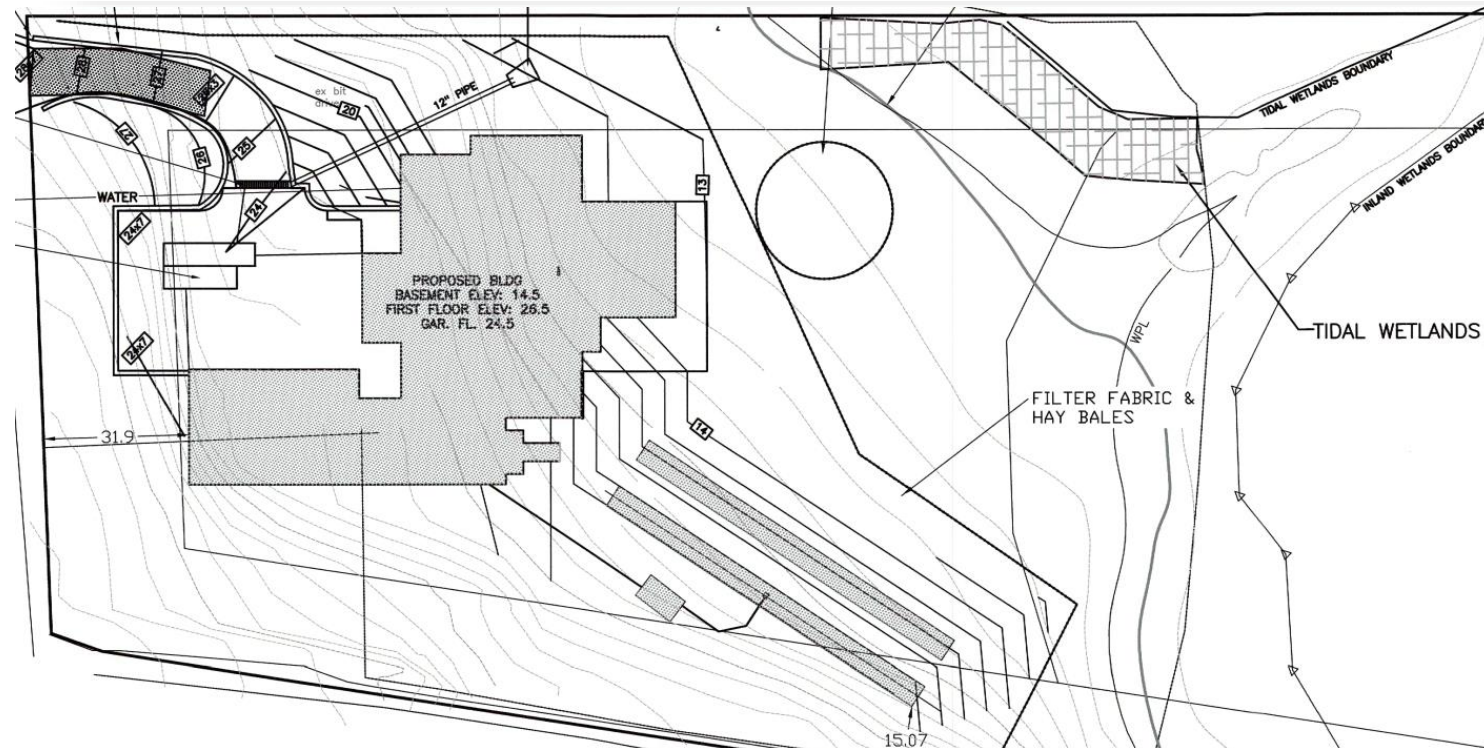
According to the [Cahn, Inc. Map](#), the following coastal resources have been identified as either on and/or adjacent to the site:

- Coastal Flood Hazard Area
- Tidal Wetlands

## Existing Conditions

The lot now lies vacant as a demolition permit was issued and executed this summer.





## Proposed Conditions

To construct a 3-story single family residence outside the flood zone.

Additional improvements include:

- A new driveway, rear deck, septic system, retaining walls, subsurface drainage system, and plantings.



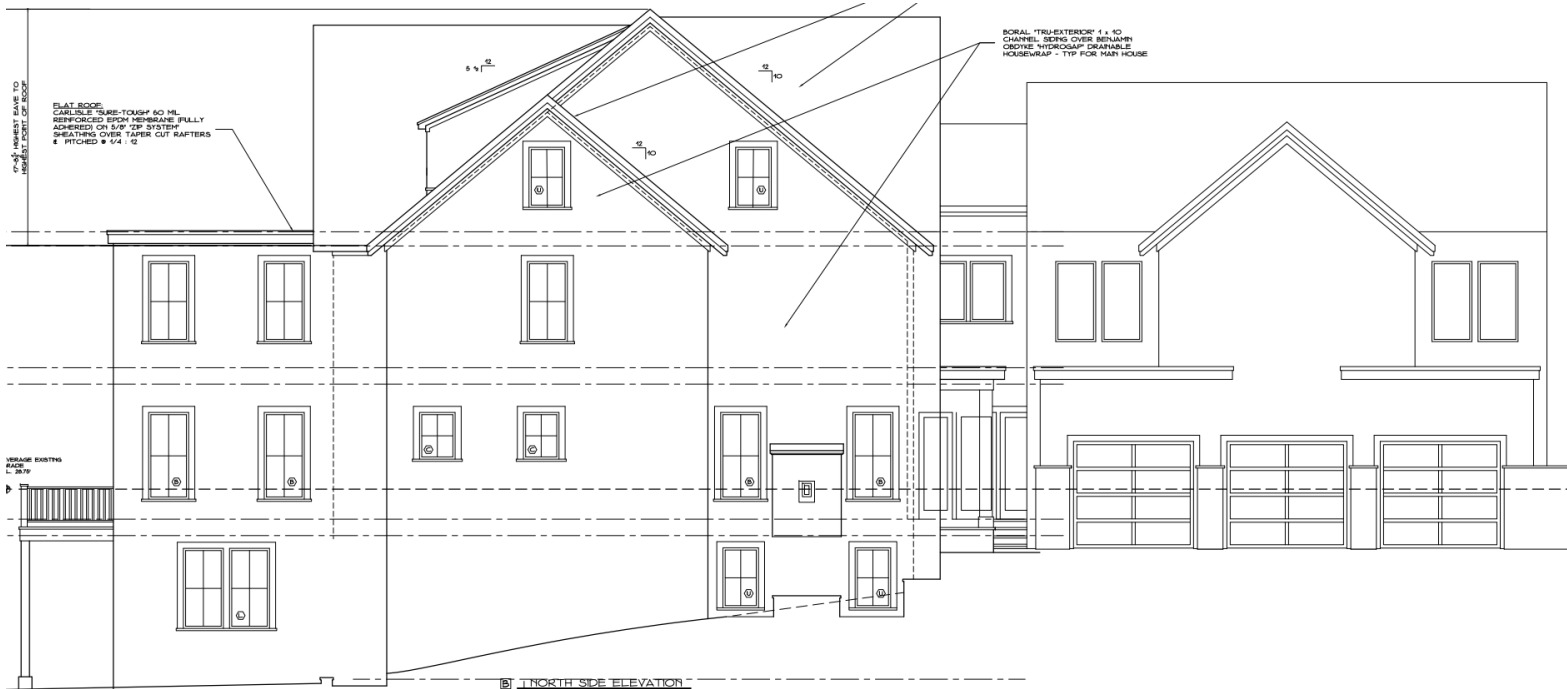
Front Elevation



Rear Elevation



South Side Elevation



North Side Elevation

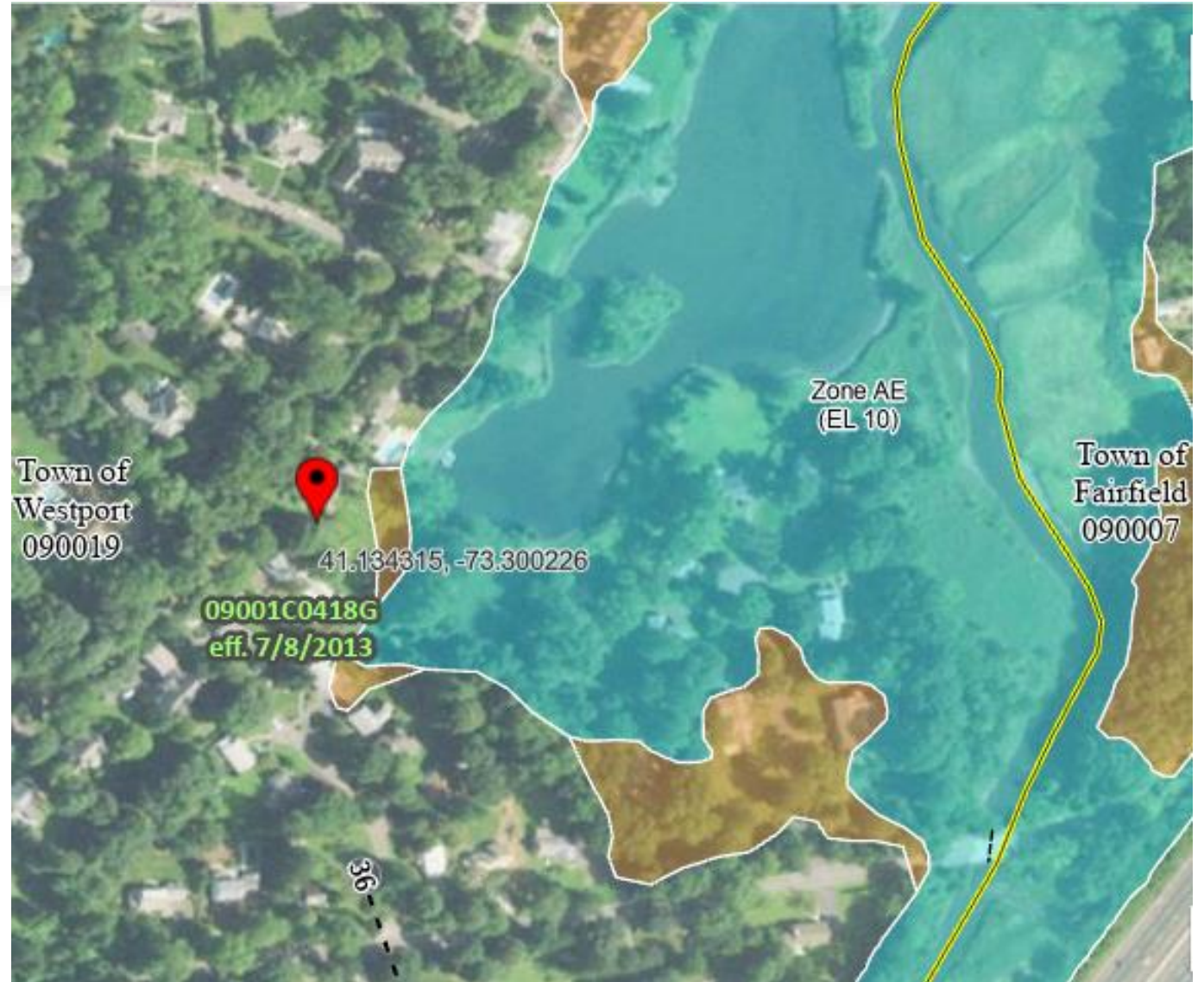
# Consistent with the Residence AA Zoning Standards

	Existing	Proposed	Required/Allowed
Gross Lot Area:	59,132 SF	No change	43,560 SF
Net Lot Area:	46,650 SF	No change	N/A
Total Coverage:	Vacant Lot	8,066 SF 13.6%	11,662.5 SF 25%
Setbacks:			
Front	Vacant Lot	31.9'	30'
Sides		39' & 26'	25'
Rear		>25'	25'
Height and Stories for the single-family residence:	Vacant Lot	3 Stories 29'-1 ½" HT.	3 Stories 40' HT
Flood Zone Standards: (AE 10)	Vacant Lot	All proposed structures are outside the flood hazard area	Finished First Floor located at El. 10' + 1' freeboard = 11' with proper flood venting*

## Consistent with the Flood Zone Standards

The rear of the property contains both the 100-year (AE 10) and 500-year flood zones.

There are no proposed structures within this hazard.





## **Consistent with CAM Policies**

### **Stormwater Management Details**

The engineered storm water system is fully designed to ensure that the volume generated by first inch of rainwater is retained on site.

The Town Engineer, Edward Gill, submitted comments stating:

The storm water drainage system as depicted on the plans substantially complies with the Town of Westport Engineering Department Drainage Standards.





## **Consistent with CAM Policies**

### **Sediment and Erosion Controls**

Single and Double Silt fencing

Anti-tracking pad construction entrance

Staging area and stockpile area surrounded by silt fencing



## **Consistent with CAM Policies**

### **Vegetated Buffer**

The project consists of an 80' length x 15' wide wetland buffer which is approximately 1,200 SF of native salt tolerant plantings.

# Town Approvals

- The Conservation Department issued an administrative permit #AA-WPLE-11960-24 on 7/10/24.
- The Aspetuck Health District issued permit #HLTH-2024-00059 for the new house on 8/12/24.
- The Town Engineer reviewed and stated all aspects of the plan conforms to Town standards.
- If the Commission approves the Coastal Site Plan, the Town Engineer will require a revised site plan prior to the issuance of the zoning permit depicting a revision to the overflow drainage system pursuant to Mr. Gill's comments dated 9/16/24.



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## **Summary of Coastal Review**

§44-5 lists the Site Plan Standards and Objectives the Commission must consider in reviewing the Coastal Site Plan application.

§31-10.7.6 requires the Commission to determine whether the application is consistent with all applicable goals and policies of the CAM act.

The application appears to conform to all applicable standards and objectives and may be considered consistent with the goals and policies of the CAM act. The Commission may approve, approve with modifications, or deny the application as deemed necessary. A denial may only be considered if the application fails to conform to the zoning regulations.

The Commission does have the authority to schedule a public hearing if they want to engage with the applicant before rendering a decision.