



WESTPORT, CONNECTICUT

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

MEMORANDUM

Date: 10/21/2024

To: Zoning Board of Appeals

From: Edward Gill, PE

Re: 238 Hillspoint Road, ZBA-24-00579

Reference Materials Reviewed:

- Survey prepared by Land Surveying Services, LLC, entitled "Zoning Location Survey, Prepared for Peter Decaprio, 238 Hillspoint Road, Westport, Connecticut," dated 09/18/2024, as revised to 10/15/2024.
- Site Plan prepared by Kousidis Engineering, LLC, entitled "Site Development Plan, 238 Hillspoint Road, Westport, CT, Prepared for Coastal Luxury Homes," dated 09/18/2024.
- Drainage Analysis prepared by Kousidis Engineering, LLC, dated 09/18/2024.
- Architectural Plans prepared by Tanner White Architects, entitled "New Single Family Home, 238 Hillspoint, 238 Hillspoint, Westport, CT, 06880," dated 09/23/2024.

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 demolish and remove the existing single-family dwelling, and to construct a new single-family dwelling, driveway, subsurface drainage system, retaining walls, and associated grading.
2. **Flood & Erosion Control Board (F&ECB).** The proposed activity is partially within the WPL area of the Sherwood Mill Pond, and will require the approval of the F&ECB. The WPL is not depicted on the survey or Site Plan, and shall be added 15' uphill from the elevation 9 contour.
3. **Permitting.** As part of the Planning & Zoning Permit process, the applicant shall be required to secure a Driveway Permit and a Sanitary Sewer Connection Permit.
4. **Drainage.** The storm water drainage system as depicted on the plans substantially complies with the Town of Westport Engineering Department Drainage Standards.
5. **Grading.** The proposed grading as depicted on the plans does not comply with the Town of Westport Zoning Regulations, Sec. 32-8: Excavation and Filling of Land. The proposed grading includes grade changes within 5' of the property lines to the south and the northwest of the proposed dwelling.

6. **Flood Zones & FEMA.** The parcel lies partially within Flood Zone AE (El. 13). All proposed work shall comply with FEMA requirements. The plans indicate that the finished floor of the dwelling is to be at elevation 18.41, and mechanicals are proposed on platforms set at elevation 14.0. Appropriate flood venting has been proposed for the enclosed space. As such, the project substantially complies with FEMA requirements.
7. **Sedimentation & Erosion Controls.** The plan depicts silt fencing, an anti-tracking pad construction entrance, and a stockpile area. Thus, the project substantially complies with Sedimentation & Erosion Control requirements.

The proposed activity does not have any adverse engineering impacts with respect to grading, drainage, or other public safety considerations.

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