



WESTPORT, CONNECTICUT

DEPARTMENT OF PUBLIC WORKS

TOWN HALL, 110 MYRTLE AVENUE
WESTPORT, CONNECTICUT 06880
(203) 341 1120

MEMORANDUM

Date: 10/25/2024

To: Planning & Zoning Commission

From: Edward Gill, PE

Re: 14 Owenoke Park, PZ-24-00599

Reference Materials Reviewed:

- Existing Conditions Survey prepared by Walter H. Skidd – Land Surveyor LLC, entitled “Improvement/Location Survey, Map of Property, Prepared for 14 Owenoke Park Partners, LLC, 14 Owenoke Park, Westport, Connecticut,” dated 07/29/2024.
- Site Plan prepared by Chappa Site Consulting, LLC, entitled “Proposed Site Improvements Plan for a Single Family Dwelling, 14 Owenoke Park Partners, LLC, 14 Owenoke Park; Westport, CT,” dated 09/06/2024.
- Drainage Computations prepared by Chappa Site Consulting, LLC, dated 09/06/2024.
- Architectural Plans prepared by Tanner White Architects, entitled “New Single Family Home, 14 Owenoke Park, 14 Owenoke Park, Westport, CT 06880,” dated 08/20/2024.

Dear Planning & Zoning Commission:

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 construct a new single-family dwelling, in-ground swimming pool, patio, driveway, storm water detention system, septic system, and related site utilities, grading, landscaping, and planting.
2. **Flood & Erosion Control Board (F&ECB).** The project was reviewed and approved at the 10/09/2024 F&ECB meeting, WPL-12002-24. The entire property is within the WPL area associated with Gray’s Creek.
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 substantially complies with the Town of Westport Zoning Regulations, Sec. 32-8: Excavation and Filling of Land.
6. **Flood Zones & FEMA.** The parcel lies within Flood Zone AE (El. 13). All proposed work shall comply with FEMA requirements. The proposed plans depict the subfloor of the first

floor proposed house at 15.2 and a utility equipment pad at 14.1. The architectural plans depict flood openings, but they do not appear to meet FEMA standards. The flood openings depicted do not meet FEMA standards, and revisions shall be required for the flood openings to meet FEMA standards prior to issuance of a Zoning Permit.

7. **Sedimentation & Erosion Controls.** The site plan indicates an anti-tracking pad construction entrance, a stockpile area, a pool excavation dewatering plan, and silt fencing. Thus, the application substantially complies with Town of Westport requirements.

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

While the granting of this approval is at the discretion of the Commission, 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