
RE: Mon 10/28 being heard! 384 Greens Farms Rd Coastal Site Plan Marked up Site Plan w/ Swale

From Gill, Edward <egill@westportct.gov>

Date Tue 10/29/2024 11:03 AM

To Perillie, Michelle <mperillie@westportct.gov>

Hello Michelle,

I have reviewed the letter that the neighbor to 384 Greens Farms Road sent.

The concerns regarding drainage from the property at 384 Greens Farms Road onto the neighboring property are related to the existing conditions of the two properties, and the fact that parts of the property at 384 Greens Farms Road are uphill. In fact, the letter states this, when they say in the first paragraph that they are “very concerned of increased runoff from proposed development due to existing grades which slope toward her property.”

They go on to propose a swale, as depicted in a sketch attached to the letter. That sketch does show a swale, but that swale is depicted along the property line, where the Planning & Zoning regulations do not allow for such grading to be done. Grading as shown within 5’ of a property line for the purposes of redirecting stormwater would require a variance.

Additionally, the assertion that the proposed development will increase runoff is incorrect, as that does not account for the proposed drainage system that collects the stormwater from the proposed development, directs it to a subsurface drainage system, and if said system were to overflow, the high level overflow is routed east of the proposed swale.

When I first discussed these issues with the complainant, I recommended that if they disagreed with my judgement as an engineer, that they consult with an engineer as well to have an unbiased opinion. I later received a call from an engineer who they spoke to regarding these issues, who agreed with my comments on the project, that the concessions being sought by the neighbors are not necessary to meet the letter or intent of the Planning & Zoning Regulations.

Lastly, I would point out that while the complainant’s Architect appears to have attempted to send these concerns to me in writing, which I had already expressly told them were not valid reasons for revisions to the plans at 384 Greens Farms Road, they appear to have misspelled the email address that they sent it to, so I was not able to respond.

Thank you,

Ted Gill, PE
Engineer II
Town of Westport
110 Myrtle Avenue
Westport, Connecticut
Desk: (203) 341-1131
Cell: (203) 615-4105

From: Perillie, Michelle <mperillie@westportct.gov>
Sent: Monday, October 28, 2024 12:37 PM
To: Gill, Edward <egill@westportct.gov>
Subject: Fw: Mon 10/28 being heard! 384 Greens Farms Rd Coastal Site Plan Marked up Site Plan w/ Swale
Importance: High

Hi Ted,
Any chance you can take a look at this comment from the neighbor? I would like to say you do not feel it is necessary, if accurate.

Michelle Perillie AICP CFM

Planning and Zoning Director

203-341-1076



From: Planning and Zoning <PANDZ@westportct.gov>
Sent: Monday, October 28, 2024 9:07 AM
To: Trianovich, Amanda <atrianovich@westportct.gov>; Perillie, Michelle <mperillie@westportct.gov>
Subject: FW: Mon 10/28 being heard! 384 Greens Farms Rd Coastal Site Plan Marked up Site Plan w/ Swale

Hi – Public comment on 384 Greens Farms Rd....

Karen Velky

Planning & Zoning
Administrative Assistant II
203.341.1079



From: Groglio, Marcia <mgroglio@ctpost.com>

Sent: Friday, October 25, 2024 4:53 PM

To: Planning and Zoning <PANDZ@westportct.gov>

Subject: FW: Mon 10/28 being heard! 384 Greens Farms Rd Coastal Site Plan Marked up Site Plan w/ Swale

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Thank you!

From: Groglio, Marcia <mgroglio@ctpost.com>

Sent: Friday, October 25, 2024 4:50 PM

To: pandz@westportct.gov

Subject: Mon 10/28 being heard! 384 Greens Farms Rd Coastal Site Plan Marked up Site Plan w/ Swale

Dear Planning and Zoning Commission,

I live on the down-hill side of 384 Greens Farms Road at 386 Greens Farms Road. I am extremely concerned about the runoff from 384 Greens Farms Road, with the new house that is being proposed. It will be 4 times the size of my house. There is bubbling up on my property already when we have a heavy rain.(I have a video of that). My pump and heater for the in-ground pool are situated on the down-hill slope near 384's property line. Also, my in-ground pool is not far from the property line!

In the site plan, there is a 12-inch drainage pipe, which is pointed at my property, Ted Gill (Westport Engineer) has addressed this and has indicated it will be rectified.

I have attached a drawing of a Swale that is needed to divert the runoff, by Architect Barry Goewey.

Hopefully, you will reinforce these runoff concerns on to my property.

Thank you very much,
Marcia Groglio
203-858-1291