
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 1:02 PM

To Groglio, Marcia <mgroglio@ctpost.com>

Cc Barry Goewey <barney23@aol.com>; Perillie, Michelle <mperillie@westportct.gov>

Hello Marcia,

The swale you are requesting is not necessary to meet Town regulations, so we will not be recommending it. If you and the developer, as your neighbor, wish to come to an agreement to do something outside of what is required by Town regulations, you may, and I can review plans for proposed development and advise on what approvals will be necessary for specific plans.

As for the pipe from the drainage, I agree that 12" is likely much larger than would be necessary for its purpose. That said, the applicant's engineer did not provide me with any of the calculations they may or may not have done to come to that design. They may have used 12" just to be sure that it is larger than it needs to be. I would guess that even a 6" pipe is larger than would be needed here. That said, the water coming from that pipe is still the overflow from the proposed drainage system, which would not be increased by increasing the size of the pipe outlet, unless the smaller size pipe was undersized. Now to play this out, if the engineer for 384 Greens Farms did the math and found a 4" pipe would be too small, 6" was large enough, and 12" is then larger than large enough, they would still be allowed to put in the 12" pipe. The erosion would not be controlled by the pipe size, it would be controlled by the flow, which is the same thing that controls the pipe size. If they then put in the 4" pipe, would that then mean less water would drain in this area? The answer would be no, because if the drainage is full and cannot take any more water, the grades of the proposed (and existing) property at 384 Greens Farms Road are already draining in that same direction. Thus, even if the pipe is the controlling factor, a smaller pipe size would not significantly impact the flow, as the water would just flow overland for the short stretch that they are piping it.

I know that I mentioned this when we spoke on the phone (though that was several month ago), but if you would like to hire another engineer to look at the plans, you can, but please keep in mind that the Town of Westport does have regulations related to proposed development. If you wish to ask for items that are above and beyond those requirements, that is between you and your neighbor, and not something that I would require, or recommend a Commission to require.

Thank you,

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

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

Sent: Tuesday, October 29, 2024 12:12 PM

To: Gill, Edward <egill@westportct.gov>

Cc: Barry Goewey <barney23@aol.com>; 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

CAUTION: This email originated from outside of the Town of Westport's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Ted,

First, I would like to thank you for making sure they turn the 12" pipe toward their property.

I apologize for Barry's email not getting to you.

I do want to clarify that the Engineer I spoke to didn't tell me he agreed with the site plan. I did not hire him and I didn't realize I could get an outside engineer's take on this.

I called him because a friend gave me his name. He had told me that he would give you a call and then sent me the letter that you wrote that said they have to move the pipe toward the back of their property. That was the end of our contact.

I should have reached out to you directly. I thought my correspondence was supposed to go the p & z board.

Because they are changing the grades near the proposed driveway retaining wall at the front of the property and took down all the trees,

in your opinion- can a swale be put in a place near there, which is under the p & z guidelines?

Also- the 12 inch pipe is a concern – wouldn't it normally be 6 inches? Are they expecting a lot of runoff? Erosion problem, possibly from 12" pipe?

Due to Barry's concern and since, I am going to be living in the house for the rest of my life, I would like, respectfully, to get a second opinion.

Rather safe then sorry.

Thank you,

Marcia Groglio

203-858-1291

From: Perillie, Michelle <mperillie@westportct.gov>

Sent: Tuesday, October 29, 2024 11:10 AM

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

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

Hello Marcia,

Please see email below from Ted Gill, Engineering Department.

Thanks,

Michelle Perillie AICP CFM

Planning and Zoning Director



From: Gill, Edward <egill@westportct.gov>

Sent: Tuesday, October 29, 2024 11:03 AM

To: Perillie, Michelle <mperillie@westportct.gov>

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

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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Please confirm that you received this email due to the timeliness.

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