

# Memorandum

**To:** Members, Planning and Zoning Commission

**From:** Amanda Trianovich, Deputy Director

**Date:** October 30, 2024

**Re:** 384 Greens Farms Road, Coastal Site Plan Appl. #PZ-24-00481, Supplemental Comments #1

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## Statutory Timelines

Application Submission Date: 8/20/24

Application Receipt Date: 9/9/24

Work Session Date: 10/28/24, Open and Continued to: 11/4/24

Must Decide 65 Days from Date of Receipt: 11/13/24

## Supplemental Comments

On October 28, 2024, during a work session, the Planning and Zoning Commission discussed concerns related to the proposed drainage system and vegetative screening between 384 and 386 Greens Farms Road. These concerns stemmed from a public comment submitted by the neighboring resident at 386 Greens Farms Road, Ms. Groglio, whose comments are dated October 25, 2024 ([view here](#)).

In addition to Ms. Groglio's input, R. Barry Goewey, the architect representing her, provided further comments dated October 24, 2024 ([view here](#)).

In response to these concerns, the Planning and Zoning Staff consulted with the Town Engineer. Mr. Edward Gill, Town Engineer II, submitted feedback on October 29, 2024, stating, "*...the assertion that the proposed development will increase runoff is incorrect, as that does not account for the propped 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.*" (full comments available [here](#)).

Mr. Gill also responded directly to Ms. Groglio's email, providing additional feedback ([view here](#)).

To summarize, Mr. Gill's earlier comments from September 16, 2024, indicate that "*The stormwater drainage system as depicted on the plans substantially complies with the Town of Westport Engineering Department Drainage Standards*" ([see here](#)).

Additionally, there was a request for a vegetative buffer between the two properties for screening purposes. The applicant/property owner for 384 Greens Farms Road has since discussed these matters with the neighbor and provided comments in an email dated October 29, 2024 ([view here](#)).