

Coastal Site Plan Review Application Form

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WESTPORT P. & Z. C.

For non-exempt projects to be submitted to Westport Planning & Zoning Commission or Zoning Board of Appeals.

Please complete this form as per attached instructions and submit it to P&Z with the appropriate number of plans listed.

For Application Fees: See Appendix A "Land Use Fees," located at the end of "The Westport Regulations"

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Section I: Applicant Identification

Date: 10/7/2024

Applicant: C. Tyminski/ Moon Gardens LLC Day Time Tel: 203-461-0288
Address: PO Box 66 E-Mail: moongardensdesign@gmail.com
City/Town: Greens Farms State: CT Zip Code: 06838
Project Address or Location: 14 Owenoke Park D03/ / 002/000 /

Property Owner: OWENOKE PARK PARTNERS LLC Day Time Tel: c/o agent
Mailing Address: 31 IMPERIAL AVENUE E-Mail: c/o agent
City/Town: WESTPORT State: CT Zip Code: 06880

List primary project representative for correspondence if other than applicant:

Name: n/a Day Time Tel:
Address: E-Mail:
City/Town: State: Zip Code:

Section II: Project Site Plans

Please provide project site plans that clearly and accurately depict the following information, also check the appropriate boxes below to indicate that the plans are included in this application:

- ☒ Project location.
- ☒ Existing and proposed conditions, including buildings and grading.
- ☒ Coastal resources on and contiguous to the site.
- ☒ High tide line [as defined in CGS § 22a-359(c)] and mean high water mark elevation, contours (for parcels abutting coastal waters and/or tidal wetlands only.)
- ☒ 25-year and 100-year flood lines, if applicable.
- ☒ FEMA flood zone lines.
- ☒ Soil erosion and sediment controls.
- ☒ Storm water treatment practices.
- ☒ Ownership of adjacent properties.
- ☒ Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)

Section III: Written Project Information

Check the box to identify the plan or application that resulted in this Coastal Site Plan Review:

- ☒ CAM Site Plan Approval.
- ☐ Subdivision or Re-subdivision.
- ☐ Special Permit and CAM Site Plan Approval.
- ☐ Variance from the Zoning Board of Appeals.
- ☐ Municipal Project (CGS §8-24).

Part I: Site Information

1. Street Address 14 OWENOKE PARK
PID#: (9 Digits -- Staff will provide) D03/ / 002/000 / Zone: Res A
Gross Lot Area: 31,574 SF
2. Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)?
☒ YES ☐ NO
3. Name of on-site, adjacent or downstream coastal, tidal or navigable waters, if applicable:
Gray's Creek, which converges with Long Island Sound
4. Identify and describe the existing land use on and adjacent to the site. Include any existing structures, and significant features of the project site: _____
The site is currently vacant but was previously developed with a single-family residence that was demolished in 2023.
5. Indicate the area of the project site in acres .7885 ACRES or square feet 34,315 sq. ft.
6. Check the appropriate box below to indicate whether the project or activity will disturb 5 acres or more total acres of land area (please also see Part II.B regarding proposed storm water best management practices):
 - ☐ Project or activity **will** disturb 5 or more total acres of land area on the site and may be eligible for registration for the Department of Environmental Protection's (DEP) General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities
 - ☒ Project or activity **will not** disturb 5 or more total acres of land area

Part II.A.: Description of Proposed Project or Activity

Describe the proposed project or activity including its purpose and related activities such as site clearing, grading, demolition, and other site preparations; percentage of increase or decrease in impervious cover over existing conditions resulting from the project; phasing, timing and method of proposed construction; and new uses and changes from existing uses (attach additional pages if necessary):

The proposed activity on site includes the construction of a FEMA compliant dwelling with associated development including an attached garage, driveway, pool, patios, and drainage structures. A retention system is proposed that will improve the stormwater conditions on site and has been designed to attenuate the peak discharge and encourage in-ground infiltration. All downspouts will be directed to these retention structures. The proposed driveway and parking court will be constructed with pervious paving materials.

Currently, the stone rip-rap that has existed on the property for at least thirty years, is in the process of being permitted by DEEP. A ramp with a floating dock may be proposed in the future and will be under a separate application.

The tidal wetland area will be restored with a planting of *Spartina patens* which will aid in dissipating wave energy as well as restricting the encroachment of *Phragmites*. A 15' native plantings is proposed at the edge of the Gray's Creek in order to stabilize the site and steep slopes, thereby reducing erosion and surface runoff, and slowing the movement of stormwater.

Part II.B.: Description of Proposed Stormwater Best Management Practices

Describe the stormwater best management practices that will be utilized to ensure that the volume of runoff generated by the first inch of rainfall is retained on-site, especially if the site or stormwater discharge is adjacent to tidal wetlands.

If runoff cannot be retained on-site, describe the site limitations that prevent such retention and identify how stormwater will be treated before it is discharged from the site. Also demonstrate that the loadings of total suspended solids from the site will be reduced by 80 percent on an average annual basis, and that post-development stormwater runoff rates and volumes will not exceed pre-development runoff rates and volumes (attach additional pages if necessary, or indicate on plans):

Stormwater Best Management Practices have been used on site and will improve the existing conditions. Underground stormwater galleries have been provided that will capture the roof discharges and run-off from pervious surfaces and are sized to accommodate the first inch of runoff produced during a 25-year storm event.

Refer to the Drainage Report prepared by Chappa Site Consultants for additional information.

Part III: Identification of Applicable Coastal Resources and Coastal Resource Policies

Identify the coastal resources and associated policies that apply to the project by placing a check mark in the appropriate box(es) in the following table.

Coastal Resources	On-site	Adjacent	Off-site but within the influence of project	Not Applicable
General Coastal Resources* - Definition: CGS § 22a-93(7); Policy: CGS Section 22a-92(a)(2)	X	X	X	
Beaches & Dunes - Definition: CGS § 22a-93(7)(C); Policies: CGS §§ 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)				X
Bluffs & Escarpments - Definition: CGS § 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)				X
Coastal Hazard Area - Definition: CGS § 22a-93(7)(H); Policies: CGS Sections 22a-92(a)(2), 22a-92(a)(5), 22a-92(b)(2)(F), 22a-92(b)(2)(J), and 22a-92(c)(2)(B)	X	X		
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS § 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS § 22a-92(a)(2) and 22a-92(c)(2)(A)	X	X		
Developed Shorefront - Definition: CGS § 22a-93(7)(I); Policy: 22a-92(b)(2)(G)				X
Freshwater Wetlands and Watercourses - Definition: CGS § 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)		X		
Intertidal Flats - Definition: CGS § 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)		X		
Islands - Definition: CGS § 22a-93(7)(J); Policy: CGS § 22a-92(b)(2)(H)				X
Rocky Shorefront - Definition: CGS § 22a-93(7)(B); Policy: CGS § 22a-92(b)(2)(B)				X
Shellfish Concentration Areas - Definition: CGS § 22a-93(7)(N); Policy: CGS § 22a-92(c)(1)(I)			X	
Shorelands - Definition: CGS § 22a-93(7)(M); Policy: CGS § 22a-92(b)(2)(I)				
Tidal Wetlands - Definition: CGS § 22a-93(7)(E); Policies: CGS §§ 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)	X	X		

* General Coastal Resource policy is applicable to all proposed activities

Part IV: Consistency with Applicable Coastal Resource Policies and Standards

Describe the location and condition of the coastal resources identified in Part III above and explain how the proposed project or activity is consistent with all of the applicable coastal resource policies and standards;; also see adverse impacts assessment in Part VII.A below (attach additional pages if necessary)

Coastal Hazard Zone: There is an area of flood zone A13 E on the portion of the site that is closest to the Gray's Creek. Coastal Hazard zones are inundated during storm events. These areas serve as flood storage areas, and provide numerous open space and recreational opportunities. The dwelling has been proposed to be at an elevation of 15.2' and this proposed activity will not impact this resource.

Coastal Waters, Estuarine Embayments, Near-shore Waters, Offshore Waters: The property is directly on Gray's Creek. These areas have high biological productivity, provide significant habitat for shellfish, finfish and waterfowl, provide nursery grounds, shelter and refuge for various aquatic species. The proposed activity will not impact this resource.

Part V: Identification of Applicable Coastal Use and Activity Policies and Standards

Identify all coastal policies and standards in or referenced by CGS § 22a-92 applicable to the proposed project or activity:

- ☒ **General Development*** - CGS § 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- ☐ **Water-Dependent Uses**** - CGS § 22a-92(a)(3) and 22a-92(b)(1)(A); definition CGS § 22a-93(16)
- ☐ **Ports and Harbors** - CGS § 22a-92(b)(1)(C)
- ☐ **Coastal Structures and Filling** - CGS § 22a-92(b)(1)(D)
- ☐ **Dredging and Navigation** - CGS § 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- ☐ **Boating** - CGS § 22a-92(b)(1)(G)
- ☐ **Fisheries** - CGS Section 22a-92(c)(1)(I)
- ☐ **Coastal Recreation and Access** - CGS § 22a-92(a)(6), 22a-92(C)(1)(j) and 22a-92(c)(1)(K)
- ☐ **Sewer and Water Lines** - CGS § 22a-92(b)(1)(B)
- ☐ **Fuel, Chemicals and Hazardous Materials** - CGS § 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- ☐ **Transportation** - CGS § 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- ☐ **Solid Waste** - CGS § 22a-92(a)(2)
- ☐ **Dams, Dikes and Reservoirs** - CGS § 22a-92(a)(2)
- ☐ **Cultural Resources** - CGS § 22a-92(b)(1)(J)
- ☐ **Open Space and Agricultural Lands** - CGS § 22a-92(a)(2)

* General Development policies are applicable to all proposed activities

** Water-dependent Use policies are applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage.

Part VI: Consistency With Applicable Coastal Use Policies And Standards

Explain how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Part V. **For projects proposed at waterfront sites (including those with tidal wetlands frontage)**, particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS §§ 22a-92(a)(3) and 22a-92(b)(1)(A) -- also see adverse impacts assessment in Part VII.B below (attach additional pages if necessary):

The proposed activity, a single-family dwelling, which is not a water-dependent use, and given the accommodations proposed will not have an adverse impact to the coastal resources on or adjacent to the subject Property.

Part VII.A.: Identification of Potential Adverse Impacts on Coastal Resources

Please complete this section for all projects.

Identify the adverse impact categories below that apply to the proposed project or activity. The **Applicable** column must be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS § 22a-93(15). If an adverse impact may result from the proposed project or activity, please use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a-93(15)(H)		X
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)		X
Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours - CGS Section 22a-93(15)(B)		X
Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS Section 22a-93(15)(D)		X
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)		X
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)		X
Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity - CGS Section 22a-93(15)(A)		X

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat - CGS Section 22a-93(15)(G)		X

Part VII.B.: Identification of Potential Adverse Impacts on Water-dependent Uses

Please complete the following two sections only if the project or activity is proposed at a waterfront site:

1. Identify the adverse impact categories below that apply to the proposed project or activity. The Applicable column must be checked if the proposed activity has the potential to generate any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact may result from the proposed project or activity, use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Future Water-dependent Development Opportunities and Activities	Applicable	Not Applicable
Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use - CGS Section 22a-93(17)		X
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)		X
Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS Section 22a-93(17)		X

2. Identification of existing and/or proposed Water-dependent Uses

Describe the features or characteristics of the proposed activity or project that qualify as water-dependent uses as defined in CGS § 22a-93(16). If general public access to coastal waters is provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe any provisions for parking or other access to the site and proposed amenities associated with the access (e.g., boardwalk, benches, trash receptacles, interpretative signage, etc.) If there are no water-dependent use components, describe how the project site is not appropriate for the development of a water-dependent use:

There are no existing or proposed water dependent uses on the Property.

Part VIII: Mitigation of Potential Adverse Impacts

Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Part VII have been avoided, eliminated, or minimized (attach additional pages if necessary):

The proposed project is a redevelopment of a single-family use. Stormwater accommodations have been proposed which reduce the run-off from the site. A native planted buffer has been proposed which will provide habitat and food for local fauna. The root systems of the proposed native planted buffer will slow runoff, reduce soil erosion and absorb any pollutants that are not captured by the retention system preventing them from traveling into nearby waterways

Part IX: Remaining Adverse Impacts

Explain why any remaining adverse impacts resulting from the proposed activity or use have not been mitigated and why the project as proposed is consistent with the Connecticut Coastal Management Act (attach additional pages if necessary):

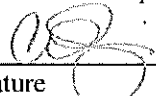
There are no additional adverse impacts.

SUPPORTING MATERIAL/DOCUMENTATION

The P&Z Commission or the Zoning Board of Appeals may request the submission of such additional information that it deems necessary in order to reach a decision on the application.

Include any additional information, list any supplemental materials (plans, report, etc.) that are being submitted in support of this application.

I hereby certify that the above information is correct and that I have submitted herewith all of the pertinent documentation required by the Town of Westport Zoning Regulations.

 10/7/2024
Applicant's Signature Date

see letter of authority 10/7/2024

*Owner's Signature (if different from owner) Date

* If the applicant is unable to obtain property owner's signature, submit a letter of authorization signed by property owner instead, as per §43-3.