NARRATIVE

28 BEACHSIDE AVENUE, WESTPORT, CT (G05/ / 001/000 /)

Coastal Area Management (CAM) Application

October 8, 2024

I. OVERVIEW

Trustees David Hass and Chiara Rudzin (hereinafter the "Owners") own the property known as 28 Beachside Avenue, Westport, CT (hereinafter the "Property"). The parcel is zoned Residence AAA and is 99,710 sq. ft. (2.289 Acres) in area. The southern property line is bound by the Long Island Sound at the Mean High Water Line (el. 3.3'). A seawall secures the southern edge of the Property, and the VE-15 flood zone boundary line extends approximately 5 feet landward of the seawall. Immediately adjacent to the VE-15 flood zone boundary line is a knoll, with its highest elevation at 20' which extends northward approximately 150 feet to elevation 13'. The knoll area is not located within a flood zone (Zone "X").

The 100-year flood zone starts at elevation 13' (AE 13') and the remaining Property slopes gently down towards Beachside Avenue. The flooding on the Property originates from the northwest, the area closest to the flood plain of New Creek. Flood waters travel across Burying Hill Road and Beachside Avenue, before reaching the Property. The two northern most test pits (TP #206, TP #202) identify ground water at 21 inches and 70 inches respectively. The remaining test pits, all located in the southern portion of the Property, did not reach ground water.

Soil Scientist Otto R. Theall found no inland wetland soils on site and noted that the non-wetland soils consisted of Hinkley gravely sandy loam and Udorthents-Urban land complex. Theall also reported that there were no tidal wetlands on site, citing the absence of the required specific plant species at or below local extreme high water (el. 7.5'). The Property has the Wetland Protection Line (hereinafter "WPL") on site and falls within the Coastal Area Management (hereinafter "CAM") zone. While there are no wetlands on site, there are 183 SF of steep slopes on site.

Coastal resources that are on-site or adjacent to the Property are Bluffs and Escarpments, Coastal Hazard areas and an Estuarine Embayment.

II. PROPOSAL

The proposed activity on site includes the construction of a new single-family dwelling with an attached garage and an indoor pool located on the knoll near Long Island Sound. This area is not located within a flood hazard zone. Associated site development includes a driveway, a parking area, a BBQ, patio, generator, sports court, generator and septic system and drainage structures. The driveway, the sports court and the two stormwater drainage structures (P3 & P4) are the portions of the development that are within the flood zone. The proposal meets all applicable zoning regulations of the Res AAA zone including a Total Coverage of 15.87%.

An over-sized stormwater retention system has been designed to attenuate the peak discharge and encourage in-ground infiltration on the Property. Underground stormwater galleries have been provided that will capture the roof discharges and run-off from pervious surfaces and are sized [72' length - 18" high (P1), 72’ length - 18" high (P2), and 72’ length – 18” high (P3), 16’ length – 18” (P4)] to accommodate the first inch of runoff produced during a 25-year storm event. To further improve conditions on site, the proposed driveway and parking area will be constructed with pervious materials and will serve to retain stormwater (P5) underneath.

The drip line and overhanging branches of the existing Copper Beach, that has been painstakingly rehabilitated after past storm damage, will be protected on the Property during development. The proposed plantings include nine (9) Swamp white oak, fourteen (14) Eastern Red Cedar, and eight (8) Amelanchier to replace the two trees that will be removed with this development. White Oak has high environmental value, providing habitat for roosting and nesting as well as a food source for mammals. The oak will be underplanted with a sedge that tolerates inundation of flood waters and shade and will serve to delineate the edge of the 20 foot wide planted buffer from the lawn. The buffer planting will improve the infiltration of runoff and provide additional contaminant filtering before reaching the wetland resource. This vegetated buffer will slow surface runoff and encourage sediment and sediment bound contaminants to settle before entering the waterway. The planting buffer will also provide stabilization of the soil, further reducing erosion and surface runoff and slowing the movement of stormwater.

The vegetated buffer has been designed with native plants that will provide an attractive food source for pollinator and beneficial insects as well as providing berries for birds. The proposed plants (and their wildlife value) include Swamp White Oak (birds, butterfly larva), Eastern Red Cedar (roosting and nesting, birds), Serviceberry (Nectar, birds), Summersweet (butterflies), Arrowwood (birds, bees),

and Sedge (nesting habitat). These native plants are adapted to local conditions and require no fertilizer, pesticides, herbicides, and will require only limited watering until they are established.

III. SUMMARY OF MITIGATION

In summary, the following is a list of mitigations that have been proposed on the Property that will improve the existing environmental conditions on site:

a. Stormwater Best Management Practices have been used on site and will also improve the existing conditions on site.
b. The proposed driveway and parking areas will be constructed with pervious materials.
c. The new stormwater retention system will improve environmental conditions on site by accommodating the first inch of runoff from the site's impervious surfaces. Capturing the first inch is important as it typically contains majority of the suspended solids and waterborne pollutants found in runoff.
d. 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.
e. The 20-foot planted buffer, consisting of plants that are indigenous to Connecticut, contributes to the overall health of the local natural communities and have been specifically selected for this planting to provide.
f. The 31 proposed trees (Red Cedar, Swamp white Oak and Amelanchier) will provide a variety of avian habitat type for nesting, roosting and refuge.
g. The proposed activity on-site, a single-family dwelling, is not a water-dependent use and will not have an impact to the coastal resources on or adjacent to the subject Property.

IV. STANDARD OF REVIEW

This proposal will comply with the standards set forth in §31-10, Coastal Area Regulations and is consistent with the policies identified in CGS Section(s) 22a-92(b) (1) and 22-a-92 (b) (2) of the Coastal Area Management Act and will not adversely impact adjacent Coastal Resources identified in CGS Sections 22-93 (a) (7) of said Act.