

WESTPORT
Planning & Zoning Commission-CAM
11.18.2024

14 Owenoke Park
Owenoke Park Partners LLC



Herbert Baldwin Rd

Grays Creek

Grays
Creek -
tidal

Grays Creek

Hall Island

14 Owenoke Park

Owenoke Park

Owenoke Park

Owenoke Park

Long Island Sound

Reviews

Approvals received:

Flood & Erosion Control
10/9/2024

Conservation Commission
10/18/2024

CAM Review Required:

Per §31-10.6.3 of the zoning regulations requires CAM Site Plan review as the proposed new single-family house is within two hundred (200) feet of the Mean High-Water Line (MHWL).

In addition, existing rip-rap will be legalized.



Site

Zone:
Res A

**Existing
Home:**
Demolished in
2023



Existing Conditions (Survey)

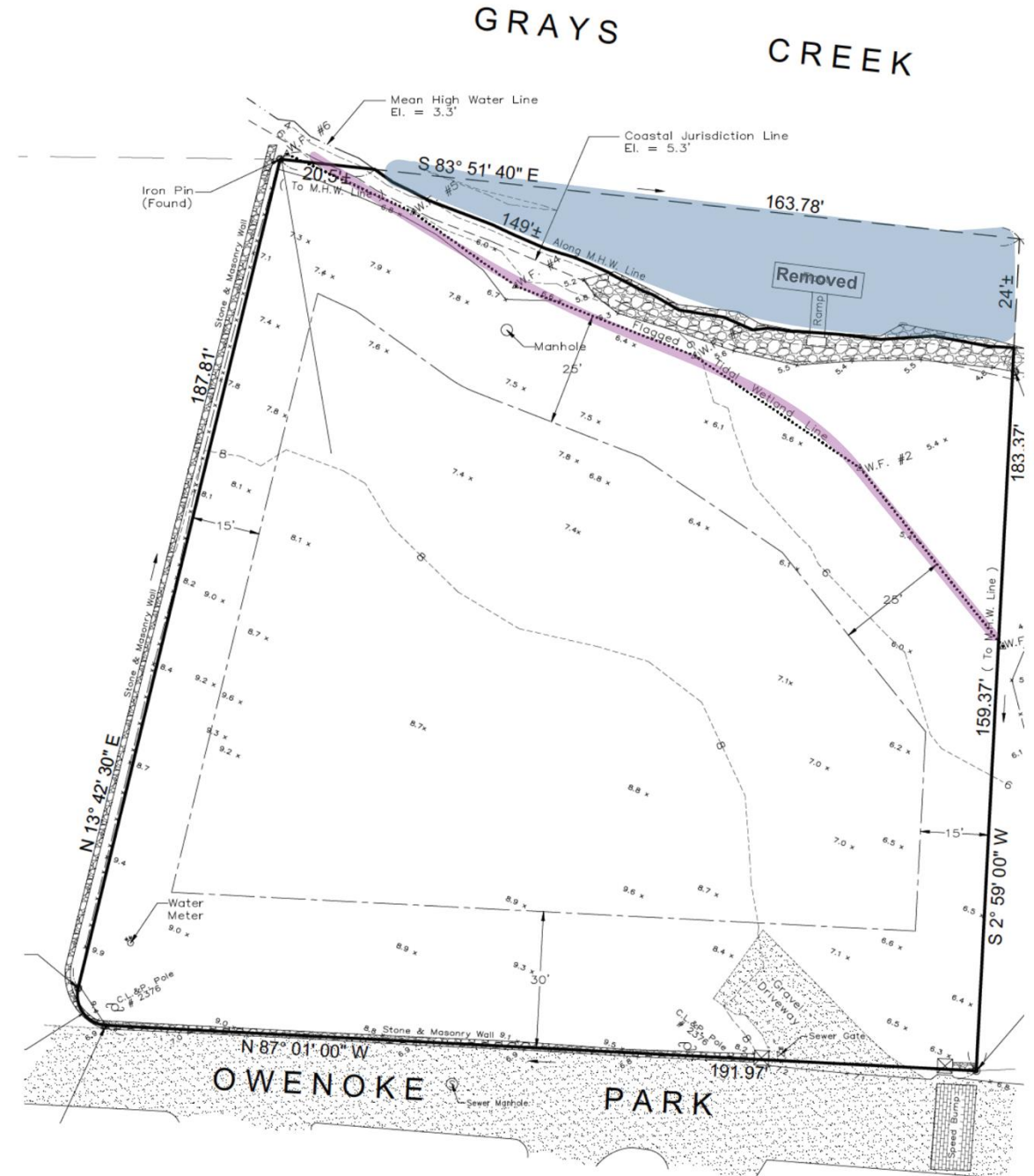
Lot Area: 31,574 SF (.725 A) from MHWL

Coastal Wetlands: 2,899 SF

Land Under water: 2,643 SF

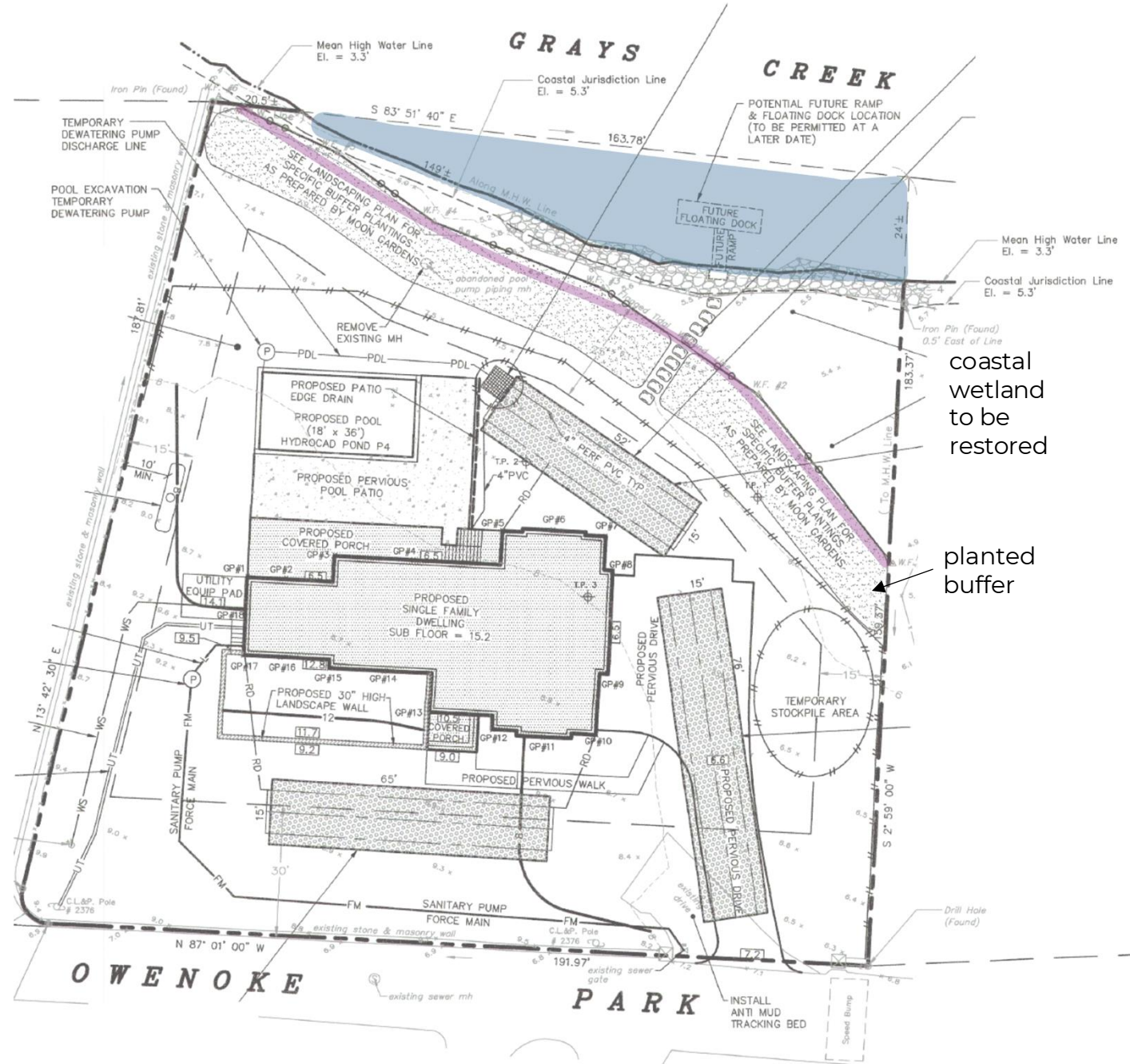
CAM Zone: yes

Flood Hazard Zone: entire lot, AE-13



Development Plan

- Construct FEMA home @ 15.2' el. (AE 13)
- Using same entrance from Owenoke
- Pool (18' x 36')
- Install detention galleries (3) where no drainage existed previously
- Drainage system
- Pervious driveway, walks & patios
- 15' Planted buffer along resource
- Remove portion of lawn and rehabilitate coastal/tidal wetland
- Rip-rap wall to be legalized with DEEP permit (require removal of small stones)
- Total Coverage is compliant at 20.97%
- Meets applicable regulations of §13 (Res A) zone.
- Return to construct floating dock & ramp



Zoning

The proposal complies with §13 (Res A) of the Zoning Regulations for Coverage, Height and Setbacks

Data Table:

	Existing	Proposed	Required/Allowed
Gross Lot Area:	31,574 SF	No change	21,780 SF
Net Lot Area:	29,254 SF	No change	N/A
Building Coverage:	Vacant Lot	3,371 SF 11.52%	15%
Total Coverage:	Vacant Lot	6,135 SF 20.97%	7,314 SF 25%
Setbacks:			
Front		45'	30'
Sides	Vacant Lot	20' & 65'	15'
Rear		30'	25'
Height/Stories for the single-family residence:	Vacant Lot	2 Stories/31' from average existing grade to midpoint	2 Stories/26' from average existing or proposed grade, whichever is lower, (Additional 5' permitted per §6-3.3*)
Flood Zone Standards:	Vacant Lot	Finished Floor to be constructed at 15.2' with unfinished area at 6.5' with flood openings	Finished First Floor located at El. 13' + 1' freeboard = 14' with required flood venting*

Proposed Architecture

Floor Area:
5,805 SF
Designed by Tanner White



Owenoke
Elevation
(front)



Gray's
Creek
Elevation
(rear)

PLANTING PLAN

- +

REMOVE INVASIVES
INCLUDING ALIANTHUS,
POSION IVY, BITTERSWEET
&
NON-NATIVES INCLUDING
JAPANESE BLACK PINE,
DWARF ALBERTA SPRUCE,
ENGLISH IVY, GRAPE
VINES, YEW, ARBORVITAE

15' Wide
Planted Buffer
Coastal Wetland
to be restored

- X

RETAIN EXISTING
BLUE SPRUCE &
ARBORVITAE



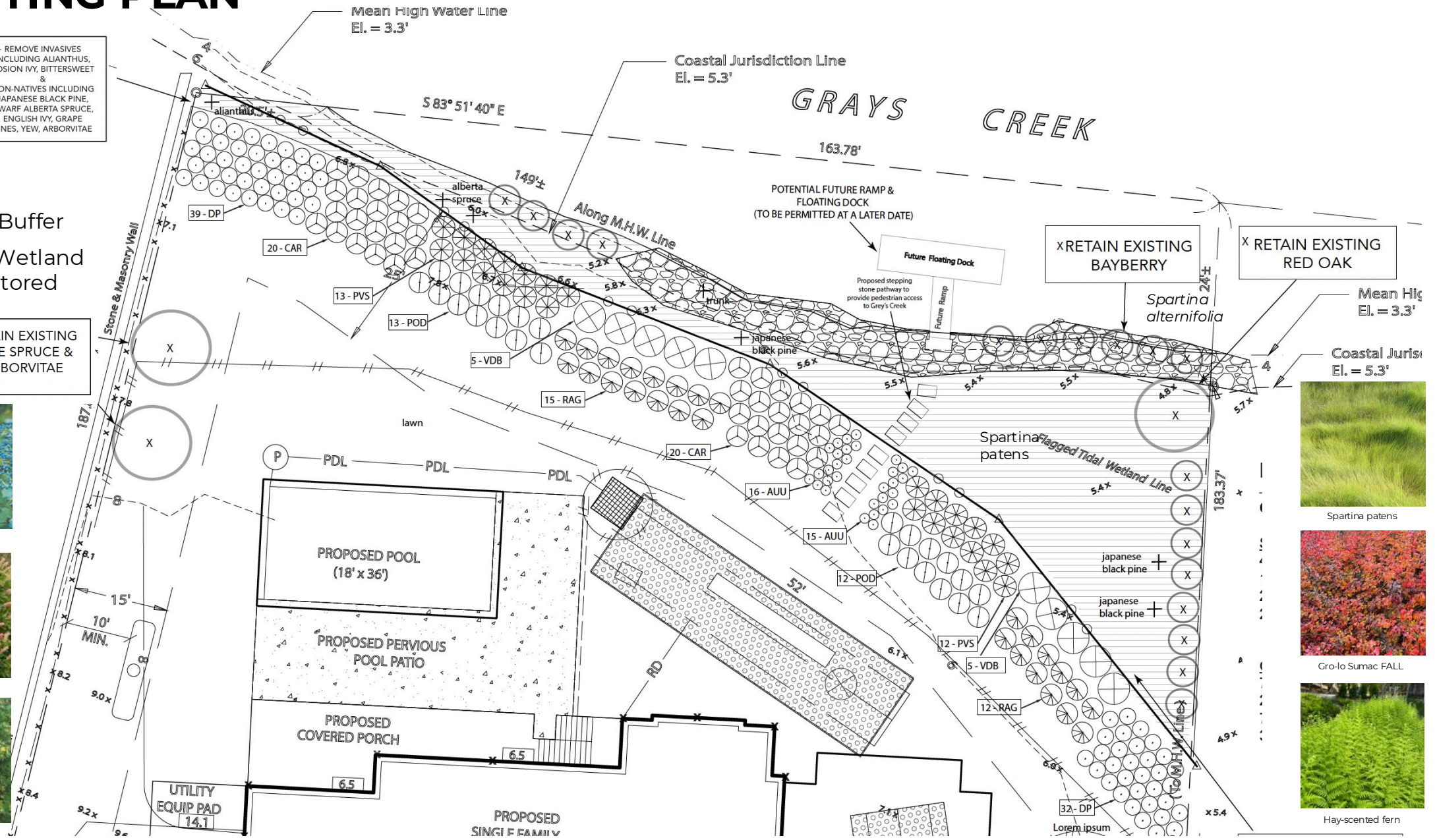
Blue Muffin Viburnum



Clethra Ruby Spice



Dakota potentilla



Spartina patens



Gro-Io Sumac FALL



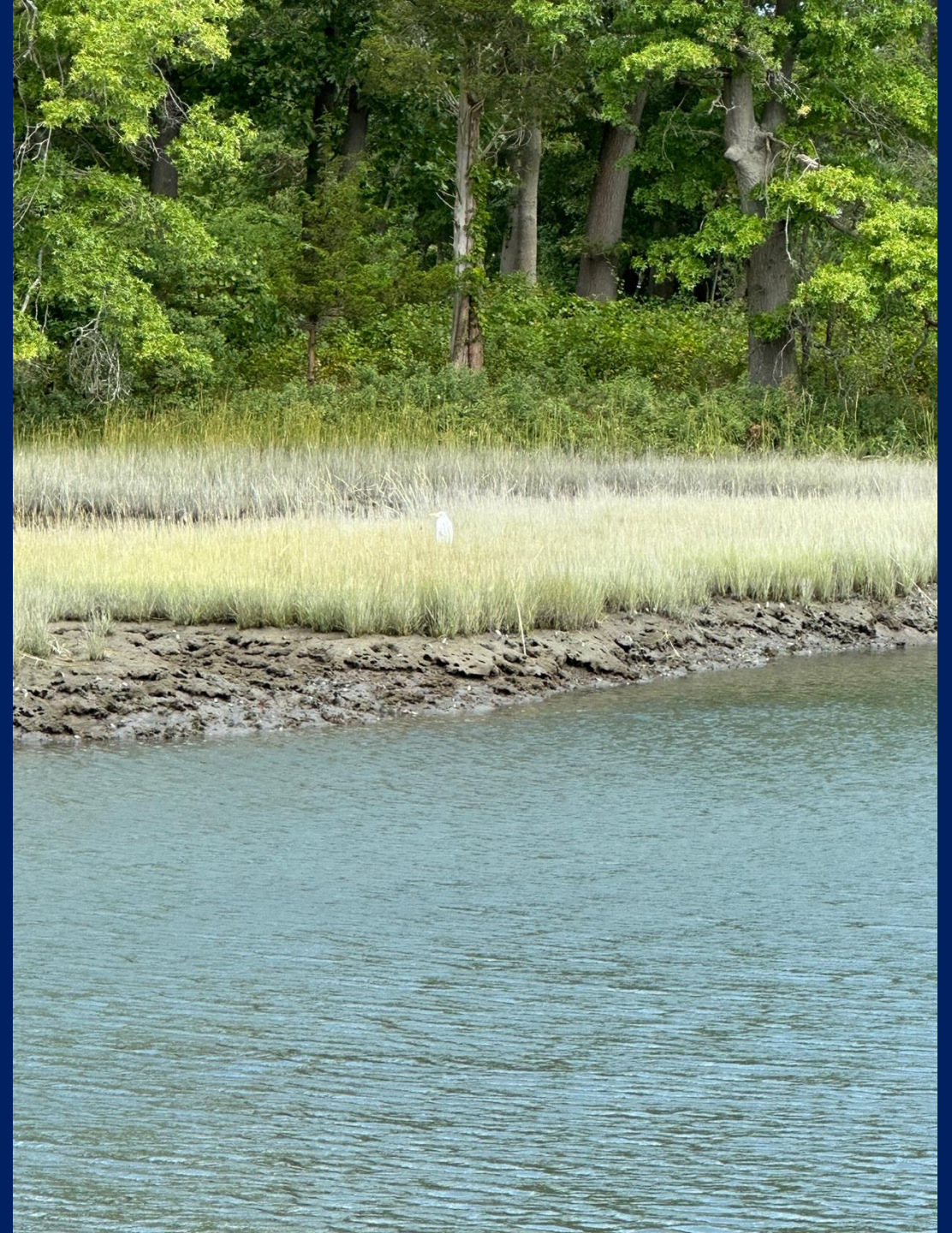
Hay-scented fern

COASTAL RESOURCES PRESENT ON SITE OR WITHIN INFLUENCE OF:

GENERAL COASTAL RESOURCES

COASTAL FLOOD HAZARD AREA

TIDAL WETLANDS



Sec. 31-10.7 CONFORMANCE WITH Connecticut Coastal Area Management Act (CCAM)

- FEMA compliant dwelling 2.2' higher than the BFE
- Structure will have flood vents
- Driveway, parking areas, pathways and patios will be constructed with pervious materials.
- Added on-site drainage solutions with a new stormwater retention system
- Planted native buffer to mitigate erosion and movement of sediments from site
- Coastal wetlands will be restored



CONCLUSION

Prior to issuance of a Zoning Permit, assuming the application is approved, the applicant should:

1. Modify the building plans to provide adequate flood venting; and
2. Obtain final approval from the Engineering Department.

Prior to the issuance of the Zoning Certificate of Compliance, assuming the application is approved, the applicant shall submit a Certified “As-Built” survey stamped by a registered Engineer or Surveyor.

