



WESTPORT, CONNECTICUT

DEPARTMENT OF PUBLIC WORKS

TOWN HALL, 110 MYRTLE AVENUE
WESTPORT, CONNECTICUT 06880
(203) 341 1120

MEMORANDUM

Date: 04/08/2020

To: Conservation Commission

From: Edward Gill, Engineer II

Re: 222 Wilton Road, Appl. #IWW-10978-20

Reference Materials Reviewed:

- Application, Westport Conservation Commission, dated 03/12/2020.
- Plan prepared by J. Edwards & Associates, LLC entitled "Proposed Site Plan, Lot B, 222 Wilton Road, Westport, Connecticut," dated 08/10/2015 as revised to 01/28/2016.
- Plan prepared by Brautigam Land Surveyors, P.C. entitled "Improvement Location Survey Prepared for FBCH CT Holdings LLC, 222 Westport – Wilton Road, Westport, Connecticut," dated 01/15/2019.
- Plan prepared by Landtech entitled "Proposed Site Improvement Plan, Prepared for FBCH Holdings, LLC, 222 Wilton Road, Westport, CT," dated 02/05/2020 as revised to 04/08/2020.
- Corresponding Stormwater Management Report dated 03/11/2020.

Dear Conservation Commission:

Our office has reviewed the proposed activity as depicted by the above referenced documents. Based on these criteria, we offer the following comments:

1. **Project Description.** The applicant is proposing to legalize changes to a previously approved permit for a single-family residence. These changes include construction of a patio and placement of significant fill within the 100-foot upland review setback from wetlands located on a neighboring property. The applicant is also proposing to remove a septic system installed within the 100-foot setback, construct a code complying system outside the setback, and remove a portion of the driveway previously approved for removal.
2. **Flood & Erosion Control Board (FECB).** The project will be subject to an administrative review from the associated staff.
3. **Zoning Board of Appeals (ZBA).** The proposed work will require variances from the Town of Westport Planning & Zoning Regulations. See comment below.
4. **Drainage.** The storm water drainage system as depicted on the plans substantially complies with the Town of Westport Engineering Department Drainage Standards. See comment below.

5. **Grading.** The proposed grading as depicted on the plans does not comply with the Town of Westport Zoning Regulations, Sec. 32-8: Excavation and Filling of Land. See comments below.
6. **Sedimentation & Erosion Controls.** The plan depicts silt fencing, and a detail for a construction entrance. Thus, the project substantially complies with Sedimentation & Erosion Control requirements.

With respect to the referenced materials, we offer the following comments:

1. **Zoning Board of Appeals (ZBA).** This application seeks to legalize fill within 5 feet of a property line as depicted in the referenced materials. This activity will require variances from Sec. 32-8.2.3 and Sec. 32-8.3.2 of the Town of Westport Planning & Zoning Regulations for fill within 5 feet of a property line and a fill height greater than 0.2 relative to the distance from the property line. This grading has minimal impact to neighboring properties in terms of drainage.

Comparison of the approved plan prepared by J. Edwards & Associates and the as-built prepared by Brautigam Land Surveyors show that the steep slopes on the site increased by 2,443 square feet, from 6,169 square feet to 8,612 square feet, during construction activities. The proposed Landtech plan lists steep slopes at 7,500 square feet, thus removing 1,112 square feet of new steep slopes and seeking to legalize 1,331 square feet of new steep slopes.

The aforementioned slopes are in excess of 20% (1:5), and will need a variance from Sec. 32-8.3.2.

2. **Drainage.** The drainage approved for the original permit is sufficient for the increased impervious areas the applicant is seeking to legalize. However, the original approval included two drainage systems, and only one, the larger system nearer to the driveway, was inspected by the Engineering Department. Prior to the issuance of a Zoning Certificate of Compliance (ZCC), the second drainage system must be exposed and the Engineering Department must be contacted to inspect it.

Upon inspection of the property, representatives of the Conservation Department also identified pipes discharging inside the 100-foot setback near the southeast corner of the lot, discharging toward the wetlands. The plans note that the pipes must be investigated in order to reroute them to appropriate drainage structures outside the 100-foot setback, or remove them to eliminate concentrated discharges.

3. **Grading.** The grading that the applicant is seeking to legalize is beyond the exemption limits listed in Sec. 32-8.1.2, and thus will require an Excavation and Fill permit from the Planning & Zoning Commission.
4. **Grading.** The plans depict an erosion control biodegradable mat to be placed along the man-made steep slope at the south side of the property. A significant portion of this slope is currently made up of large sized broken stone, which is to remain. There is minor vegetation growth on the remainder of the slope, which does not show signs of significant erosion. Prior to the issuance of a ZCC, the applicant shall retain the services of a geotechnical or structural engineer to verify the stability of the stone slope.

Per this review, the application is substantially complete and requires no further submissions. While the granting of this approval is at the discretion of the Commission, we find no issues in our review that would preclude such action.

Please contact me should you have any questions regarding the above items.

Thank you,

A handwritten signature in blue ink, appearing to read "Edward Gill", is centered on the page. The signature is written in a cursive style with a blue ink pen.

Edward Gill,
Engineering Department