



*Land Use Planning
Development Coordination
Regulatory Process Management*

Barr Associates LLC

Planning and Development Consultant

Date Updated: 6/30/20
Date Updated: April 1, 2020
March 13, 2020

**FLASH DRIVE
MEMORANDUM**

To: Stephanie McNally <pandz@westportct.gov>
From: Melvin H. Barr, Jr., Planning Consultant
Re: "Flash Drive" dated on 3/13/2020, as Updated 4/1/20 & **6/30/20**
521 Riverside – P&ZC – Special Permit #19-041

Attached please find a flash drive of the above referenced documents for 521 Riverside Avenue as follows:

1. 521 Riverside Avenue – P&Z – Existing Zoning Map 3/6/20
2. 521 Riverside Avenue – P&Z – Proposed Zoning Map 3/9/20
3. 521 Riverside Avenue – P&Z – Proposed Planting Plan (2) 3/12/20
4. 521 Riverside Avenue – P&Z – Proposed Detached Pergola (2) 3/17/20
5. 521 Riverside Avenue – Prior Reviews & Approvals (8) – Patio & Pergola 3/18/20
6. 521 Riverside Avenue – Google Earth Aerial Photo, 9/19/13
7. 521 Riverside Avenue – CAM Special Permit Application with Transmittal AND Attachments, 4/1/20
8. **521 Riverside Avenue-Updated Conservation Approval for Pergola (5 pages), 6/2/20**
9. **521 Riverside Avenue-Updated Conservation Approval for Patio (3 pages), 6/2/20**
10. **521 Riverside Avenue-Aerial Photos (3), 2013 & 2016.**

— # # # —

cc: Howard Winklevoss
Costel Mutescu

25 Sylvan Road South, Suite P, Westport, CT 06880
PHONE (203) 454-9933 – Email: barrplan@earthlink.net



WESTPORT CONSERVATION DEPARTMENT APPROVAL

PROJECT LOCATION 521 RIVERSIDE AVE

APPLICATION # WPL/E-10582-18

Approval Date 8/1/2019

GIS ID B06039000

PROPERTY INFORMATION

Applicant Name Mel Barr Barr Associates, LLC

Applicant Address 25 SYLVAN ROAD SOUTH

Second Address

Applicant Phone 203-454-9933

Owner Name SRC Realty Group LLC

Other Owner

Owner Address 521 RIVERSIDE AVE

Second Address

Owner Phone 203-221-7475

Project Description

Construct a louvered roof over the existing terrace *Amendment: Updated Plans (ck) 6/2/20*

Comments

Proposed Map of Property Prepared for Saugatuck Rowing Club, LLC 521 Riverside Avenue Westport, CT - Drawn by Dennis Deilus, Dated 7/16/19
Saugatuck Rowing Club Westport, CT - Drawn by Halper Architects LLC, Dated 3/23/18
3/23/18 Last Revised to 3/17/20 (ck)
Zoning Map of Property Saugatuck Rowing Club LLC 521 Riverside Ave Westport, CT - Drawn by Deilus, Dated 2/1/20 Rev to 3/9/20 (ck)
Conservation Planning Plan + Details Saugatuck Rowing Club 521 Riverside Ave Westport, CT - Drawn by Arlen's Landscape Arch, Sheet L100.03 Dated 3/17/20
3-12-20

The Application has been classified as requiring the following ruling:

DECLARATORY No

SUMMARY No

PLENARY No

Public Hearing of application by the Conservation Commission:

Required No

If "Yes" Scheduled For

Public Sewer No

As-Built Required Yes

APPLICATION STATUS

Health District Approval n/a

Engineering Approval n/a

Zoning Approval Not Approved

After preliminary review by the department staff, the following areas, resources and levels of environmental licensure have been identified:

This approval is valid for (9) years from the date that it is signed by the Conservation Director or until the issuance of a Conservation Certificate of Compliance, and is subject to the following data/plans(s), conditions, modification and stipulations:

Please Note: The Conservation Department shall be notified 48 hours prior to work commencement for inspection of erosion controls (i.e. silt fence, hay bales) where applicable. Trees and vegetation to be removed existing within 25' of the Town of Westport Inland Wetland boundary must be marked and approved by Conservation prior to removal.

Restrictions, Conditions, Limitations

1. Construction of louvered roof will use pier footings and steel posts. Excavation of materials will be limited to those 10 footing areas. 2. Keep disturbance area to a minimum. Any excess material will be taken offsite. 3. Keep any construction material or debris from entering the river/water. 4. Contact Conservation Department for final inspection. Site must be stable for final signoff.

Administrative Approval Fee \$25.00

Commission Approval Fee

Conserv Cert of Compliancy Fee \$300.00

State Fee \$0.00

Notice Fee \$15.00

Total Fee Due \$340.00

Approved By *[Signature]*

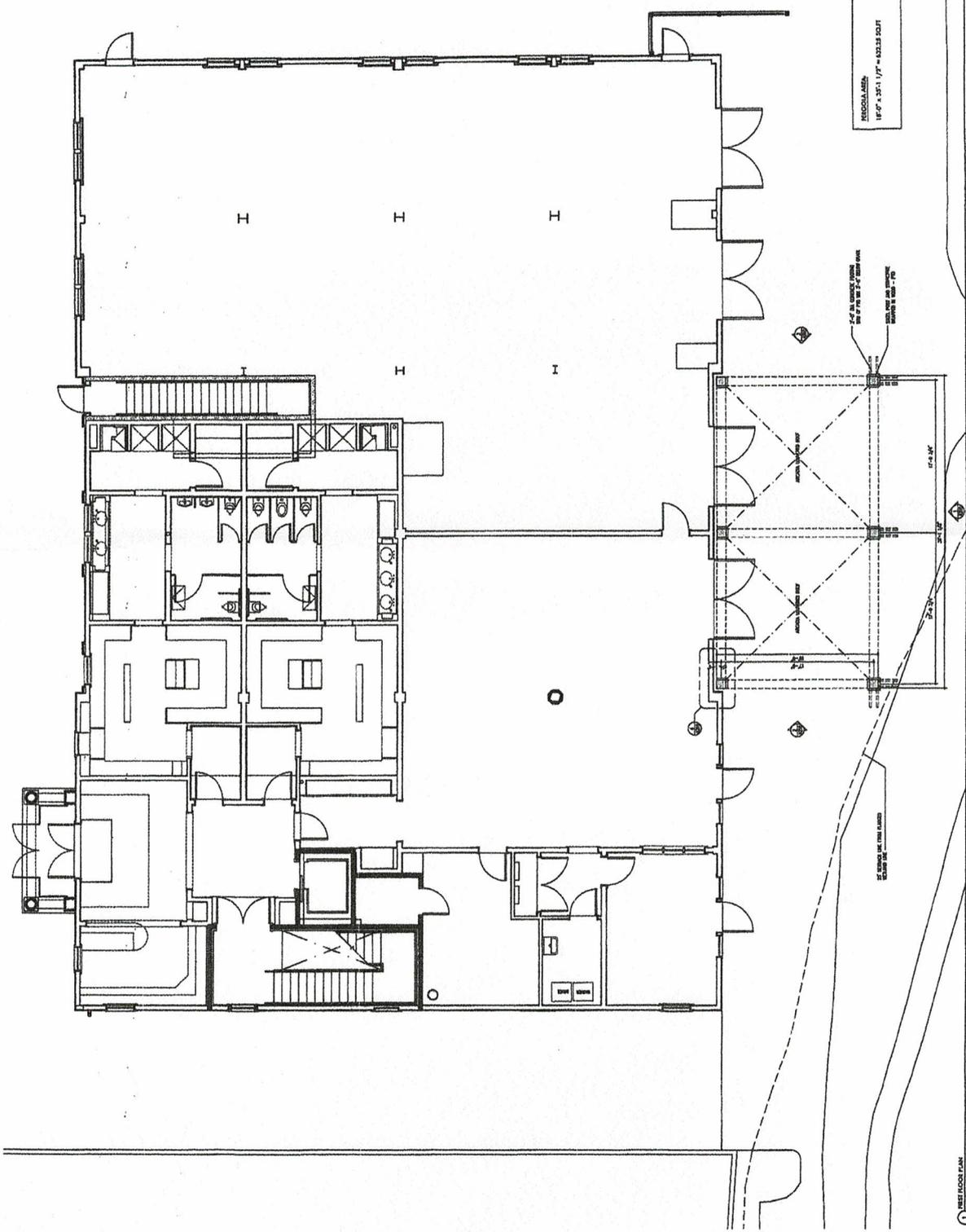
Date 8/1/2019

Applicant *[Signature]*

Date 8/1/2019

Please take a few minutes to offer your feedback at www.westport.gov/landusesurvey Your answers will be kept confidential.

Revised over Terrace
 CDP # 158218
APPROVED
 WESTPORT CONSERVATION
 JUN - 2 2020
[Signature]



PROPOSED DETACHED PERGOLA

DATE: _____

SCALE: **A111**

PROJECT NAME: SAUGATUCK ROWING CLUB
 521 RIVERSIDE AVENUE, WESTPORT, CONNECTICUT

DESIGNED BY: HALPER ARCHITECTS LLC
 200 WESTPORT AVENUE, WESTPORT, CT 06894
 TEL: 860.439.1111

DATE: _____

BY: _____

FOR: _____

1 FIRST FLOOR PLAN

