

July 13, 2020

Alicia Mozian  
Conservation Department Director  
Town of Westport  
110 Myrtle Avenue  
Westport, CT 06880

**RE: 26 Highland Road, Westport, CT,  
Engineer's Narrative for updated plan set**

Dear Mrs. Mozian,

The owner of 26 Highland Road, Westport, Connecticut has decided to modify the approach for enhancing the subject property. The previously approved **Application # IWW, WPL-10960-20** was based on a proposal to demolish the existing residence and construct a new single family residence over the existing footprint, with an attached garage that would extend beyond the existing house footprint to the north. The proposal also included a new covered porch off to the east of the main building.

The current proposal depicts renovating the existing residence, adding the attached garage to the north of the main residence and enclosing the covered porch as part of the kitchen layout. The architectural plans have been attached for your reference. In both instances the driveway would access Highland Road at the north end of the property, which means removing the current asphalt driveway from the upland review area. The new proposal also depicts the rain garden beyond the 20' non-disturbance zone from the wetlands and it's location allows for a healthy cluster of trees off the north east corner of the new garage to remain.

It is our professional opinion that this current plan is less invasive than the already approved plan based on the fact that the main house's foundation is to remain and not excavated for a new foundation and the conversion of the covered porch to living space will not be supported by a full foundation wall and footings but rather by piers, just as the covered porch was being proposed to be constructed originally. The owner also agrees to construct the 10' by 30' inground pool with a depth no more than 5', as previously requested by Alicia Mozian.

We agree that the conditions previously adopted by the Conservation Commission at the April 15<sup>th</sup>, 2020 meeting be met other than Special Condition of Approval # 16. The Commission shall replace **16 (a)** with: "*Site Development Plan Prepared for Perkins Real Estate LLC, 26 Highland Road, Westport, Connecticut, Sheet 1 of 2 and 2 of 2, Scale: 1"= 20', dated June 30, 2020 and last revised July 7, 2020, prepared by Kousidis Engineering, LLC.*

**16 (b)** with: "*Drainage Analysis for 26 Highland Road, Westport, Connecticut", dated July 6, 2020, prepared by Kousidis Engineering, LLC.*

And **16 (c)** with: "*Architectural Plans entitled: "Perkins Family Addition 26 Highland Drive, Westport, CT", (sheets H1, H2), dated January 10, 2020 and last revised to July 6, 2020, prepared by John Jones Architect*

We are seeking an amendment to the **Application # IWW, WPL-10960-20** approval for the revised proposed project scope at the July 15<sup>th</sup> Conservation Commission hearing, under the Work Session period.

Please feel free to contact me directly with any questions or comments.

Sincerely,



Jim Kousidis, P.E.,  
CT Lic. #26830