



**WESTPORT, CONNECTICUT  
CONSERVATION DEPARTMENT**

TOWN HALL - 110 MYRTLE AVENUE  
WESTPORT, CONNECTICUT 06880  
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TO: Zoning Board of Appeals

FROM: Alicia Mojian, Conservation Director

*A. Mojian*

DATE: July 21, 2020

**RE: 61 Kings Hwy South, ZBA Case #20-00364**

**Project Description:** To retain existing pool and driveway and to construct deck additions in exceedance of coverage requirements.

**Plan Reviewed:** "Proposed Plot Plan prepared for George and Shannon Vindiola 61 Kings Highway South, Westport, Connecticut dated August 27, 2019 revised o May 20, 2020 prepared by Charles Leonard.

**Comments:** The Conservation Commission approved a house on this site originally in 2016 without a pool. The previous owner returned with an application in 2017 to construct a pool and approval was granted with conditions.

In 2018 the builder returned to the Commission to seek permission to rotate the pool so that it would be perpendicular to the house rather than parallel. That request was also granted.

The builder did reach out to us in January of 2020 about the need to legalize the driveway expansion and to legalize and replace on-grade patios with decks. We issued a "Quick Sheet" with states that the work is eligible for a staff-level permit. The driveway modification is de minimus in nature and the patio conversion to a deck allows more drainage through it than a patio which is less permeable. The deck also is within an enclosed area in that an approve wall surrounds the sides and rear yard. The wall acted as a permanent buffer around the wetland a large portion of which was converted from a lawn to a wet meadow as one of the original conditions of the house approval.

Should the ZBA choose to grant the variance, the applicant will still need a permit from our office. Once that is received as well as several other conditions of approval met, a Conservation Certificate of Compliance can be issued for the house.

Thank you for the opportunity to comment.