



**SUBMIT TO:**  
**Westport Conservation Department**  
**Town Hall – Room 205**  
**110 Myrtle Avenue**  
**Westport, CT 06880**  
**Phone: 203-341-1170**  
**Fax: 203-341-1088**

<b>FOR OFFICE USE ONLY</b>	
File#:	<u>WPL-11006-20</u>
Date Filed:	_____
Class:	_____
Fee: \$	_____
Date Rec'd:	_____
<input type="checkbox"/> Cash <input type="checkbox"/> Check #	_____
Final Inspection	Y / N
As-Built Required	Y / N

## APPLICATION WESTPORT CONSERVATION DEPARTMENT

PROJECT LOCATION: 6 Manitou Court

ASSESSOR'S MAP # 5483                      TAX LOT # C05 / 039/000                      ZONING DISTRICT AAA

APPLICANT OR AGENT	NAME	OWNER
<u>LANDTECH/Andy Soumelidis</u>	_____	<u>6 Manitou Court LLC</u>
<u>518 Riverside Avenue</u>	ADDRESS	<u>2 Manitou Court</u>
<u>Westport, CT 06880</u>	_____	<u>Westport, CT 06880</u>
_____	(H) PHONE (H)	_____
<u>(203) 454-2110 x200</u>	(W) PHONE (W)	_____
<u>asoumelidis@landtechconsult.com</u>	E-MAIL	_____

EXISTING CONDITIONS (Describe existing property and structures): Two single family residential structures, decks, and associated driveway. The property also contains an existing dock, seawall and retaining walls. There are two separate septic systems and no drainage improvements.

PROJECT DESCRIPTION/PURPOSE (Describe the proposed activity): The owner proposes to elevate and renovate the single family residence along the river and construct an addition up gradient and outside the WPLO. The driveway will remain in the same general location. The other single family structure will be demolished. The project will also include a new septic outside the WPLO and drainage improvements, where none currently exist. The dock is to remain with seawall repairs and rebuilding of the existing deck.

I hereby depose and say that all statements contained herein and all exhibits attached hereto are true and binding to the best of my knowledge:

  
 \_\_\_\_\_  
 (Signature of Applicant)

7/29/20  
 \_\_\_\_\_  
 (Date)

The act of applying to the Conservation Commission and/or Department implies consent to the proposed activity, and grants permission to the Conservation Commission/Department and its agents to inspect the property herein described for the purpose of resource inventory, impact analysis, and compliance investigation at any time beginning on the date of the application filing, and extending through the pendency of any permit issued, or in the event of permit denial, for the purpose of compliance control.

*AUTHORIZATION LETTER*  
 \_\_\_\_\_  
 (Signature of Property Owner)

5.6.20  
 \_\_\_\_\_  
 (Date)



TOWN OF WESTPORT  
CONSERVATION DEPARTMENT  
TOWN HALL – 110 MYRTLE AVENUE  
WESTPORT, CT 06880  
P 203.341.1170 F 203.341.1088

Application #: WPL-1/006-20

## SCHEDULE D: WATERWAY PROTECTION LINES

PROJECT ADDRESS: 6 Manitou Court

Due by 4:00 p.m. on 8/13/20

1. Explain/submit information showing why/how the proposed activity as located within Waterway Protection Lines will not cause flooding, drainage, erosion and/or related conditions hazardous to life and property and will not have an adverse impact upon the flood-carrying and water-storage capacity of the town's waterways, including but not limited to the impact upon flood heights, hydrological energy flow, maintenance of essential and natural patterns of water circulation, drainage and basin configuration and maintenance of fresh- and saltwater exchange through the placement of culverts, tide gates or other drainage flood-control structures. (sec.148-8)

The project is to renovate and raise an existing single family residence to be FEMA compliant as well as construct an addition to the residence by way of a 8-foot heated connection to an addition up gradient of the site and outside the WPLO. Stormwater from the existing residence will be treated by a proposed pervious driveway and stormwater infiltration trench sized to treat the water quality volume (note the property drains untreated entirely to the Saugatuck River therefore the systems do not need to be sized for the 25 year storm event only water quality). By treating the water quality volume from the proposed impervious areas, there will be no adverse affects on the Saugatuck River. The project is limited to previously disturbed areas, adds no new source of stormwater, and does not alter grades significantly, therefore no changes to the water storage capacity, flood heights, natural circulation patterns or any other aspect of the nearby river will occur. The proposed landscaping plan will stabilize the embankment along the river and help prevent erosion into the river.

2. Explain/submit information showing why/how the proposed activity as located within the Waterway Protection Lines will not cause water pollution, erosion and/or environmentally related hazards to life and property and will not have an adverse impact on the preservation of the natural resources and ecosystems of the waterway, including but not limited to impact on ground or surface water, aquifers, plant and aquatic life, nutrient exchange and supply, thermal energy flow, natural pollution filtration and decomposition, habitat diversity, viability and productivity and natural rates and processes or erosion and sedimentation. (sec. 148-9)

The proposal is to elevate the existing residence to be FEMA complaint to prevent hazard to life and property and to renovate the structure. Stormwater runoff from the driveway currently sheet flows into the river. The proposed parking court will be pervious to treat and infiltrate for the water quality volume for any existing and proposed driveways decreasing water pollution. Roof area from the addition, outside the WPLO, will also be treated by an infiltration trench and pervious driveway. The proposed stormwater system maintains natural filtration of pollution, normal ground water temperature, as well as normal nutrient exchange. The attenuation and treatment of stormwater also improves the quality of groundwater entering the watercourse thereby benefiting the existing watercourse vegetation, aquatic life, and habitat diversity in the watercourse. The existing seawall is failing and will be replaced to alleviate the current erosion and sediment deposits into the river.

3. Other: \_\_\_\_\_

Under existing conditions, two single family structures are serviced by two separate septic systems, one of which is within the WPLO and 15' from the river. Both septic systems will be abandoned and replaced with one new septic system over 150' away from the river.

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