

## Trianovich, Amanda

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**From:** PZ DEPT  
**Subject:** FW: Opposition to 270 Saugatuck Avenue parking lot

**From:** Robert Reback <robert.reback@gmail.com>  
**Sent:** Monday, July 27, 2020 10:04 PM  
**To:** Planning and Zoning <PANDZ@westportct.gov>  
**Subject:** Opposition to 270 Saugatuck Avenue parking lot

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To: Westport Planning and Zoning Committee

We are the owners of 2 and 4 Charmers Landing located directly across the street from 270 Saugatuck Avenue. We OPPOSE granting any modification to the existing property for the following reasons:

1. FLOOD MITIGATION.

-According to FEMA, the property at 270 Saugatuck Avenue is in a flood zone. There is a large yellow "ROAD FLOODS" sign directly in front of the property on Saugatuck Avenue. Please see the attached photo.

-FEMA INUNDATION MAP 8/2012 locates the property in Category 3-Yellow, The MOST at risk of FLOODING from rivers or sea.

-FEMA 4/4/2018 FLOOD MAP 09001C0532G locates the property in both FLOOD ZONE AE El 13 feet or below and VE Zone El 14 feet the Coastal HIGH HAZARD area.

-The proposed parking area is currently in flood zone VE, and insufficient flood mitigation has

been proposed by the owner. Currently, the lawn area which the owner proposes to pave with bituminous concrete slopes down parallel and below the road on Saugatuck Avenue in elevation. This huge 19,609 square foot concrete parking lot is shown at El. 15 ft. and higher. The property's corner at Eno Lane and Saugatuck Avenue is about El. 15 ft. at road crest. Charmers Landing begins directly across from Eno Lane and rapidly descends in elevation to El. 12 ft. 9 in. at 1 Charmers Landing and approximately El. 9 ft. at 5 Charmers Landing. Therefore, Charmers Landing and Saugatuck Avenue will be subject to greater flooding in a storm.

## 2. ZONED AA RESIDENTIAL

-The office building at 270 Saugatuck Avenue is in the Westport AA RESIDENTIAL Zone which allows the 1 acre residences to encourage low density with total lot coverage not to exceed 25% of property. A 40 car parking lot does not comply with these regulations. The nearest office building is about 1/3 miles away. The current office building has approximately 10 parking spaces. This "grandfathered" 1938 Office property should not further violate Westport Zoning in 2020. Additionally this will create a traffic nightmare as described in Craig Steinberg's objection.

## 3. EXISTING SEPTIC TANK

- The existing septic tank at 270 Saugatuck Avenue is being covered by a bituminous concrete parking lot as shown in the proposed plan.

## 4. OFFICE NOT ADA COMPLIANT

-The existing office building at 270 Saugatuck Avenue is not ADA Compliant, although handicapped parking spaces are shown in the new application.

## CONCLUSION:

-We do NOT think 270 Saugatuck Avenue should be allowed to pave paradise to put in a parking lot in AA Residential Zoning!

Sincerely,  
Robert & Barbara Reback  
4 Charmers Landing