

Memorandum

To: Members, Planning and Zoning Commission
From: Cindy Tyminski, AICP, Deputy Planning and Zoning Director
Date: October 6, 2020
Re: 260 Riverside Avenue, Site Plan/Special Permit Appl. PZ #20-00570 Supplemental #1

Statutory Timelines

Application Submission Date: 8/21/2020
Application Receipt Date: 9/3/20
65 Days from Date of Receipt (*when public hearing must open*): 10/25/20
Public Hearing Opened (*scheduled to open*): 10/8/2020
35 Days from Public Hearing Commencing (*when hearing must close*): 11/12/2020
65 Days from Close of Public Hearing (*when decision required*):
90 Days Governor's extension: (remaining): 90 days

Summary:

The applicant has provided a plan entitled "Building Coverage Plan" last revised 10/6/2020. They have requested a Building Coverage bonus allowed per §32-12.5.1 (Inclusionary Housing, Coverage) to exempt Building Coverage on Parcel A associated with open porches, decks, balconies, and other similar open structures. This will result in a Building Coverage on the entire lot of 19.6% where 20% is allowed.

Notice to the Public

The zoning regulations require the Commission hold a Public Hearing to invite residents to testify and offer comments in person before the Commission renders their decision. At this time, traditional public meetings are not being held due to COVID-19, the First Selectman's Declaration of a Local Civil Preparedness Emergency, and related concerns on public assembly. Consistent with Governor Lamont's Executive Order No. 7B, the Commission's public hearing will be held remotely, will be recorded, and all information made accessible to the public on the Town's website in advance of the meeting. The Town of Westport has the resources and capacity to make remote meeting accessible to the public in real-time, and the July 23 public hearing will be live streamed on www.westportct.gov, and accessible on Optimum Government Access Channel 79 and Frontier Channel 6020. Additionally, dedicated E-mail addresses are offered to receive public comments prior to the public hearing by using PandZ@westportct.gov, during the public hearing by using PandZComments@westportct.gov, and interested parties may obtain access to the remote meeting link and "join" the meeting and offer live testimony during the public hearing if the meeting link is

requested from the Planning and Zoning Director by sending an email to maryyoung@westportct.gov by noon on the day of the meeting.

The State Statutes require a legal notice appear in the local newspaper advertising a public hearing. Newspaper notice requirements were modified by EO No. 7B due to COVID-19 to instead require notice be posted on the Town's website 10 days prior to the hearing. A legal notice will be posted on September 25, 2020 for the public hearing on October 8, 2020, satisfying all legal notice requirements.

NOTES:

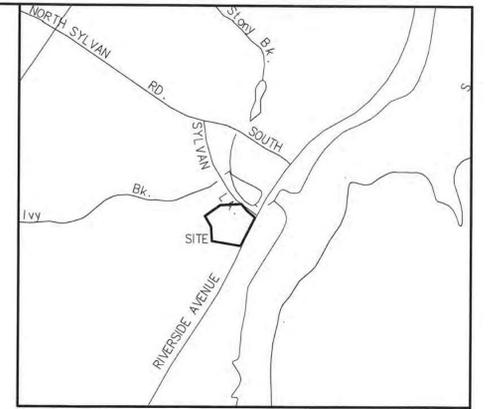
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN EASEMENT SURVEY BASED UPON A DEPENDENT RESURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
- REFERENCE IS MADE TO THE FOLLOWING MAPS ON FILE IN THE WESTPORT TOWN CLERK'S OFFICE:
 - A. RM 8364 - "MAP OF PROPERTY PREPARED FOR KAUFMAN-ARICOLA ASSOCIATES WESTPORT, CONN.; SCALE 1"=20'; JANUARY 22, 1986" PREPARED BY SHAUGNESSY AND PLAIN.
 - B. RM 8231 - "MAP SHOWING EASEMENT FOR THE CONNECTICUT LIGHT & POWER COMPANY OVER LAND OF KAUFMAN-ARICOLA ASSOCIATES". DATED 09/13/84 PREPARED BY LEO LEONARD
 - C. RM 8213 - "MAP SHOWING EASEMENT FOR THE BRIDGEPORT HYDRAULIC COMPANY OVER LAND OF KAUFMAN-ARICOLA ASSOCIATES". DATED 09/13/84 PREPARED BY LEO LEONARD
 - D. RM 10445 - "EASEMENT MAP 260 RIVERSIDE AVENUE, WESTPORT, CONNECTICUT" DATED NOVEMBER 20, 2019; PREPARED BY J. EDWARDS & ASSOCIATES, LLC.
- THE LOCATION OF UNDERGROUND UTILITIES, IF ANY, IS UNKNOWN
- PLAN PREPARED FOR ALEXANDER GUREVICH.
- LOT CORNER MARKERS DEPICTED HEREON WERE FOUND AND/OR SET DURING COMPLETION OF THIS SURVEY.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DETERMINED USING GEOID12a. LINEAR UNITS ARE IN U.S. SURVEY FEET. HORIZONTAL COORDINATES ARE REFERRED TO THE CONNECTICUT COORDINATE SYSTEM OF 1983, AS REALIZED FROM OBSERVATION REFERENCED TO NAD83 (CORS2011). COORDINATES WERE DETERMINED FROM STATIC GPS OBSERVATIONS MADE ON NOVEMBER 20, 2019 IN ACCORDANCE WITH "GUIDELINES AND SPECIFICATIONS FOR GLOBAL NAVIGATION SATELLITE SYSTEM LAND SURVEYS IN CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., HOLDING THE FOLLOWING VALUES FOR PUBLISHED BASE DATA: STATION: DARIEN, LATITUDE N 41° 03' 57.06968", LONGITUDE W 73° 30' 25.94233", ELLIPSOID -13.266
- CERTIFICATION OF THIS MAP APPLIES TO CONDITIONS AS OF THE ORIGINAL DATE OR REVISED DATE DEPICTED HEREON. EXISTING CONDITIONS ON THIS PROPERTY MAY HAVE CHANGED SINCE THAT DATE AND AN UPDATED SURVEY IS RECOMMENDED TO ACCURATELY DEPICT THE CURRENT CONDITIONS.
- THE PROPERTIES ARE SUBJECT TO THE FOLLOWING DOCUMENTS WHICH MAY NOT BE DEPICTED IN THIS SURVEY:
 - V. 672 P. 298 - DRAINAGE EASEMENT - REFERENCE MAP NOT FOUND
 - V. 708 P. 215 - ROAD WIDENING - DEPICTED
 - V. 694 P. 205 - DRAINAGE EASEMENT - NOT ON SUBJECT PROPERTY
 - V. 781 P. 63 - CONDO. DECLARATION
- PARCEL MAYBE SUBJECT TO RIGHTS OF OTHERS AS RECORD MAY APPEAR IN THE WESTPORT LAND RECORDS
- BUILDING SETBACK LINES SHOWN ASSUME 2 FRONT LINES AND NO REAR LINE.
- PROPERTY IS IN FEMA ZONE AE10, X SHADED AND X, PER FIRM 09001C0413G, REVISED TO JULY 8, 2013.

32-12.5 Coverage

A building coverage bonus in the non-residential zone shall be allowed. The bonus may not exceed five percent (5%) of the non-residentially zoned portion of the lot in excess of that which is allowed in the underlying non-residential zone, except for the BCD and BCD/H zoning districts.

32-12.5.1

The P&Z Commission may exempt an additional minimal amount of coverage associated with open porches, decks, balconies and other similar open structural projections from building coverage; provided that such open structural projection will benefit public access, safety or convenience or will further the intent to preserve and/or enhance the historic character and appearance of the area, and at the discretion of the Commission at the time of Special Permit approval on sites that include at least 20% affordable housing.



LOT AREA COVERAGE WORKSHEET - ZONE RORD3

BASE LOT CALCULATION (All entries in square feet-- do not write in shaded areas)		EXISTING CONDITIONS
1.	GROSS LOT AREA	= 49810
2.	Above Ground Utility Easements	0 +
3.	Streets and Roads	0 +
4.	Other Exclusive Surface Easements	11 +
5.	TOTAL EASEMENTS AND ROADS (Sum of lines 2,3 and 4)	= 11
6.	Wetlands area	0 +
7.	Steep Slopes of 25% or greater	678 +
8.	TOTAL WETLAND AND STEEP SLOPES (Sum of line 6 & 7)	= 678
9.	Wetlands/Slopes reduction 0.80 x line 8	= 542
10.	BASE LOT AREA Lines 1, minus line 5 and line 9	= 49257
MAXIMUM LOT AREA COVERAGE CALCULATION		
11.	BASE LOT AREA (Copied from line 10, above)	49257
12.	Square feet of Total Coverage	28956
13.	Line 12 divided by line 11 for a percentage	58.8%
14.	Square feet of Building Coverage	10676
15.	Line 14 divided by line 11 for a percentage	21.7%
IF LINE 13 AND 15 ARE EQUAL TO OR LESS THAN THE PERCENTAGE FOR MAXIMUM PERMITTED BUILDING AND/OR TOTAL COVERAGE WITHIN THE ZONING DISTRICT, THE COVERAGE COMPLIES		

OPEN PORCHES, DECKS AND BALCONIES

49,257 SF BASE LOT AREA
 10,676 SF BLDG. COVERAGE
 - 1,185 SF EXEMPT AREAS
 = 9,491 SF EXEMPT COVERAGE

9,491 SF/49,257 = 19.26 %

EXEMPT AREAS, SEE PLAN FOR LOCATIONS
 294+29+254+41+114+453 = 1,185 SF

BUILDING COVERAGE PLAN

WESTPORT, CONNECTICUT

SCALE 1"=20' REV OCTOBER 6, 2020

LEGEND

- GAE --- LIMIT OF CROSS ACCESS EASEMENT
- BHC --- LIMIT OF B.H.C. EASEMENT
- CLP --- LIMIT OF C.L.P. EASEMENT
- BSL --- BUILDING SETBACK LINE(SEE NOTE 11).
- FENCE
- OHW --- OVERHEAD SERVICE WIRES
- SD --- APPROXIMATE STORM DRAIN
- SS --- APPROXIMATE SANITARY SEWER
- W --- WATER PAINT LINE
- G --- GAS PAINT LINE
- E --- ELECTRICAL LINE
- T --- TELE/FIBER PAINT LINE
- SF SQUARE FEET
- AC ACRES
- CATCH BASIN
- DECIDUOUS TREE
- ELECTRIC BOX
- TELEPHONE BOX
- EXISTING IRON PIN/PIPE
- GV GAS VALVE
- LP LAMP
- MH MANHOLE (CONC. OR METAL)
- UPO UTILITY POLE
- SIGN
- WV WATER VALVE
- PM PARKING METER
- MW MONITORING WELL
- BOLLARD

N/F BIRCHWOOD COUNTRY CLUB INC.

N/F LEXHAM RIVERSIDE LLC

THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES HEREBY DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS MAP IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OR AFFIXED WITH THE LIVE STAMP OF THE SIGNATORY.

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