



October 7, 2020

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

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TOWN OF WESTPORT
CONSERVATION DEPARTMENT

**RE: 16 Manitou Road, Westport, CT,
Engineer's Narrative for updated plan set**

Dear Mrs. Mozian,

The owner of 16 Manitou Road, Westport, Connecticut has decided to modify the approach for enhancing the subject property. The previously approved **Application # IWW, WPL-10977-20** was based on a proposal to construct a new detached garage, expanded driveway, and modified septic system with associated site improvements.

The current proposal depicts grading adjustments to the southwest portion of the property which will result in the construction of a retaining wall. A Site Development Plan dated March 12, 2020, last revised October 6, 2020 prepared by Kousidis Engineering, LLC depicting the existing, proposed, and previously approved grades has been attached for your reference. The new proposal depicts modifications to the approved grading plan but not to any of the approved structures and will not negatively impact the natural hydrologic conditions that currently exist on the site.

It is our professional opinion that this current plan is not more invasive than the already approved plan based on the fact that the proposed grading scheme does not depict activity protruding further into the regulated area than the previously approved plans.

We agree that the conditions previously adopted by the Conservation Commission at the May 20th, 2020 meeting be met other than Special Condition of Approval # 16. The Commission shall replace **16 (a)** with: "*Site Development Plan Prepared for Alana Fuscaldo, 16 Manitou Road, Westport, Connecticut, Sheet 1 of 1, Scale: 1"= 20', dated March 12, 2020 and last revised October 6, 2020, prepared by Kousidis Engineering, LLC.*"

We are seeking an amendment to the **Application # IWW, WPL-10977-20** approval for the revised proposed project scope at the October 14th 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