



**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#:	_____
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: \_\_\_\_\_

ASSESSOR'S MAP # \_\_\_\_\_ TAX LOT # \_\_\_\_\_ ZONING DISTRICT \_\_\_\_\_

APPLICANT OR AGENT		OWNER
_____	NAME	_____
_____	ADDRESS	_____
_____		_____
_____	(H) PHONE (H)	_____
_____	(W) PHONE (W)	_____
_____	E-MAIL	_____

EXISTING CONDITIONS (Describe existing property and structures): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PROJECT DESCRIPTION/PURPOSE (Describe the proposed activity): \_\_\_\_\_

NEW ATTACHED GARAGE ADDITION WITH HOBBY ROOM ABOVE. ADDITIONS AND RENOVATIONS TO THE EXISTING RESIDENCE INCLUDING NEW HIGHER ROOF ABOVE THE 2ND FLOOR AND A NEW A/C UNIT IN THE SETBACK. STRUCTURE TO BE FEMA COMPLIANT. DEMO DETACHED GARAGE. REVISED DRIVEWAY & NEW DRAINAGE SYSTEM. NO NEW CONSTRUCTION WITHIN THE 50 FOOT CONSERVATION SETBACK AREA.

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]* \_\_\_\_\_ **8-15-2020**  
 (Signature of Applicant) (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.

**SEE ATTACHED LETTER**

\_\_\_\_\_ \_\_\_\_\_  
 (Signature of Property Owner) (Date)



Spicer37Westport LLC  
PO Box 147  
Green's Farms CT 06838-0147

To: Town of Westport, CT  
Permit Issuing Departments

Re: Authorization

To whom it may concern,

Please be advised that this correspondence shall serve as authorization for William A Achilles Jr of Achilles Architects and their representatives to act as agents on our behalf, and apply, or assist in applying for, and obtaining any and all applications and/or permits that may be required for the proposed work at 37 Spicer Road, Westport, CT.

If there are any questions, please feel free to contact me.

  
\_\_\_\_\_  
Signed by Owner

6/1/20  
Date:

Owners name and contact information below:

NATE GIBBONS  
SPICER37WESTPORT LLC  
PO BOX 147,  
GREENS FARM, CT 06838  
nawagi@yahoo.com  
203-856-2907

cc: W Achilles

# TOWN OF WESTPORT

**SCHEDULE A CONSERVATION APPLICATION CHECKLIST**

Appl. # \_\_\_\_\_

**PROJECT ADDRESS:** 37 SPICER ROAD

A Site Plan, Plot Plan, or other type of surveyed property map or plan of A-2 Survey and known scale must be submitted for permit review. **A separate survey map of existing conditions will be required for all submissions.** The plan must be drawn and signed by a licensed surveyor, professional engineer, professional landscape architect, or professional architect, who must be registered with the State of Connecticut.

If the property is not connected to sanitary sewer, all submittals that include a house, any house addition, deck, swimming pool or repair, replacement or installation of a new septic system, requires verification of approval by Health Department prior to issuance of permit from the Conservation Department.

Applicant/agent to contact Jim Kousidis, Public Works Dept, for WPL applications for any further information that may be required by the Flood & Erosion Control Board (phone #341-1151).

Form has been completed with staff during a pre-application meeting on \_\_\_/\_\_\_/\_\_\_.

ADMINISTRATIVE REQUIREMENTS	YES	N/A
1. Fee schedule: _____ (fee schedule form to be completed by staff)		
2. Authorization from property owner		
3. Health Department approvals List: _____		
4. Completion of Schedule B		
5. 8 1/2" by 11" copy of Assessor Map with property outlined and adjacent neighbors indicated		
6. Neighbor Notice letter filled out for application and addressed to abutting property owners in Schedule B. One copy of the letter <b>must</b> be submitted with the application packet.		
7. Flood & Erosion Control Board Hearing Date: _____ Conservation Commission Hearing Date: _____		
8. Certificate of Mailing for neighbor letter using Postal Service Form #3877 taking neighbor letters to Post Office. <b>Must be submitted with application packet.</b>		
9. Completion of Schedule C		
10. Completion of Schedule D		
11. Completion of Schedule E		
12. Notification of Dept. of Health by applicant		
13. Notification of water company by applicant		
14. Notification of abutting municipality IWW agency		
15. Copies of application with associated plans: 9 collated sets of IWW applications _____ 15 collated sets of WPL applications _____ 15 collated sets of IWW, WPL applications _____		

<b>ADMINISTRATIVE REQUIREMENTS</b>	<b>YES</b>	<b>N/A</b>
<b>EXISTING ENVIRONMENTAL CONDITIONS &amp; REGULATED AREAS</b>		
<b>Existing conditions A-2 survey</b>		
16. Wetland/Watercourse boundary		
17. Wetland/Watercourse setback		
18. Wetland/Watercourse 20' non-disturbance buffer		
19. Waterway		
20. 25 year and/or 100 year floodplain boundary		
21. WPLO boundary		
22. Mean High Water Line		
23. Tidal Wetlands boundary (as applicable)		
24. Biological evaluation		
25. Soils report		
26. Water Quality Testing (as requested by staff)		
27. Seasonal high groundwater levels (To be obtained during months December-June <sup>1</sup> )		
28. Existing Tree trunks and drip line elevations (8" cal at dbh and greater, 4' from the ground, where activities are proposed within or in close proximity to regulated areas. Smaller sized vegetation may be required to be shown at the discretion of staff)		
<b>EXISTING STRUCTURES &amp; USES</b>		
	<b>YES</b>	<b>N/A</b>
1. Lot acreage and total coverage tabulation (include impervious and pervious areas SF)		
2. Existing streets abutting property		
3. Neighbors adjacent to property		
4. Existing catchbasins and other subsurface drainage appurtenances		
5. Stormwater discharge location		
6. Existing septic system location		
7. Existing sewer lateral location		
8. Existing well location		
9. Existing development (house, driveway, etc)		
10. Existing topography		

<sup>1</sup> Percolation test data taken for septic system can be used to satisfy this requirement, unless otherwise required by staff. Testing dates are usually between December 1<sup>st</sup> and June 30<sup>th</sup> but are subject to change by the Westport/Weston Health District.

<b>PROPOSED STRUCTURES &amp; USES</b>	<b>YES</b>	<b>N/A</b>
1. Residence/pool/swimming pool		
2. Deck/Patio/addition/shed		
3. Other structural element (list)		
4. Proposed grading (fill and excavation areas)		
5. Stockpile locations		
6. Proposed landscaping (natural, native species—used for biofiltration)		
7. Catchbasins/other subsurface drainage appurtenances		
8. Stormwater discharge outlet locations		
9. Clearing limit line		
10. Proposed limit of disturbance for construction and for project completion		
11. Septic system (new, alteration or repair)		
12. Vegetation removal within regulated areas		
13. Cross sections for structures within WPLO ( <a href="#">includes building elevation drawings to confirm FEMA compliance.</a> )		
14. Demolition (note location of existing UST)		
15. Proposed total coverage tabulation (include impervious and pervious SF)		
16. Proposed irrigation systems in regulated areas (if applicable)		
<b>PROPOSED MITIGATION</b>	<b>YES</b>	<b>N/A</b>
1. Silt fence/haybales, <a href="#">mud-tracking pad</a>		
2. Check dams		
3. Detention basin		
4. Tree protection measures		
5. Tree relocation		
6. Planting Plan within regulated areas to include the following: a) area of planting with associated symbols b) planting details c) plant list with native species (Latin and common name) sizes, spacing and quantities d) “no mow” areas		
7. Permanent demarcation of project limits		



# NOTICE LETTER

Date: 8-15-2020

To whom it may concern:

Notice is hereby given that William Achilles - Achilles Architects has submitted an application to the: (Applicant's full name)

- Westport Conservation Commission  
 Flood and Erosion Control Board for a regulated activity  
(Check one or both)

for the property identified as 37 SPICER ROAD  
(Street Address / Tax Map # / Lot #)

It is anticipated that this application will be heard at:

- The Flood and Erosion Control Board's hearing on October 7, 2020  
 The Conservation Commission's hearing on October 21, 2020

Proposed Activity:

NEW ATTACHED GARAGE ADDITION WITH HOBBY ROOM ABOVE. ADDITIONS AND RENOVATIONS TO THE EXISTING RESIDENCE INCLUDING NEW HIGHER ROOF ABOVE THE 2ND FLOOR AND A NEW A/C UNIT IN THE SETBACK. STRUCTURE TO BE FEMA COMPLIANT. DEMO DETACHED GARAGE. REVISED DRIVEWAY & NEW DRAINAGE SYSTEM. NO NEW CONSTRUCTION WITHIN THE 50 FOOT CONSERVATION SETBACK AREA.

 8-15-2020  
(Applicant's Signature) (Date)

A Legal Notice of the Public Hearing for the application will be published twice in the Westport News.

To view the details concerning this Application, please visit the Conservation Department office in Room 205 or the Engineering Department office in Room 210 at Town Hall, 110 Myrtle Avenue, Westport, CT 06880 between the hours of 8:30 am – 4:00 pm Monday through Friday.

If you wish to receive copies of all Town legal notices and meeting agendas by e-mail, please follow these directions:

1. Go to [www.westportct.gov](http://www.westportct.gov)
2. Click on "**Subscribe**" under Popular Services
3. Enter your e-mail and name
4. Under "**Calendar**" click on each Board/Committee you want to receive an E-mail Notification for.
5. Click "**Submit**" and look for the verification email with link to confirm your subscription.

# TOWN OF WESTPORT

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## SCHEDULE C—WETLANDS / WATERCOURSES

APP # \_\_\_\_\_

Due by 4:00 p.m. on \_\_\_\_\_

1. Pursuant to Section 9.6.2 relating to Soil Sample Data – the applicant/agent is to submit copy of a report by a “soil scientist” duly qualified in accordance with standards set by the U.S. Civil Service Commission, showing soil sample data, soil classifications, and a surveyed delineation of wetland soils as flagged by the scientist, including flag numbers (as requested by agency).
2. Pursuant to Section 9.6.3 relating to Biological Evaluations – the applicant/agent is to submit a list and evaluation of the plant and animal life that may be found within, depend upon, or use the wetlands and watercourses (as requested by agency).
3. Describe the anticipated impacts to wetlands and watercourses that may occur as the result of that portion of your proposal that may be located in wetlands, watercourses or their setbacks.
  
4. Describe the mitigation that is being proposed as part of your application in order to minimize disturbance and pollution of wetlands and watercourses, maintain or improve water quality, and prevent destruction of or enhance the natural habitats and functions of the wetlands and watercourses.
  
5. List the alternatives to the proposed application that were considered and the reason for their abandonment.

# TOWN OF WESTPORT

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## SCHEDULE D—WATERWAY PROTECTION LINES

APP# \_\_\_\_\_

Due by 4:00 p.m. on \_\_\_\_\_.

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 of the Waterway Protection Line Ordinance*)
  
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 of the Waterway Protection Line Ordinance*)
  
3. Other:

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SPICER37WESTPORT LLC				1 Public		Description	Code	Appraised	Assessed	6158  WESTPORT, CT	
PO BOX 147						RES LAND	1-1	535,200	374,600		
GREENS FARM CT 06838						DWELLING	1-3	86,200	60,300		
1						RES OUTBL	1-4	5,300	3,700		
SUPPLEMENTAL DATA											
Alt Prcl ID 5318276-D				Lift Hse							<b>VISION</b>
Historic ID 1470											
Census 505											
WestportC H12											
Survey Ma 4037											
GIS ID E09029000				Assoc Pid#			Total 626,700 438,600				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SPICER37WESTPORT LLC		3945 10	08-30-2019	Q	I	429,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HART PATRICIA A		1822 0060	01-09-2001	U	I	0	29	2019	1-1	374,600	2018	1-1	374,600	2017	1-1	374,600
PEARSON J MARK AND		1125 0012	10-31-1991	U	V	200,000			1-3	60,300		1-3	60,300		1-3	60,300
									1-4	3,700		1-4	3,700		1-4	3,700
								Total		438600	Total		438600	Total		438600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int										
			0.00							APPRAISED VALUE SUMMARY									
Total			0.00							Appraised Bldg. Value (Card)						86,200			
						Appraised Xf (B) Value (Bldg)						0							
						Appraised Ob (B) Value (Bldg)						5,300							
						Appraised Land Value (Bldg)						535,200							
						Special Land Value						0							
						Total Appraised Parcel Value						626,700							
						Valuation Method						C							
						Total Appraised Parcel Value						626,700							

ASSESSING NEIGHBORHOOD							
Nbhd	Sub	Nbhd Name	B	Tracing	Batch		
0001	R						

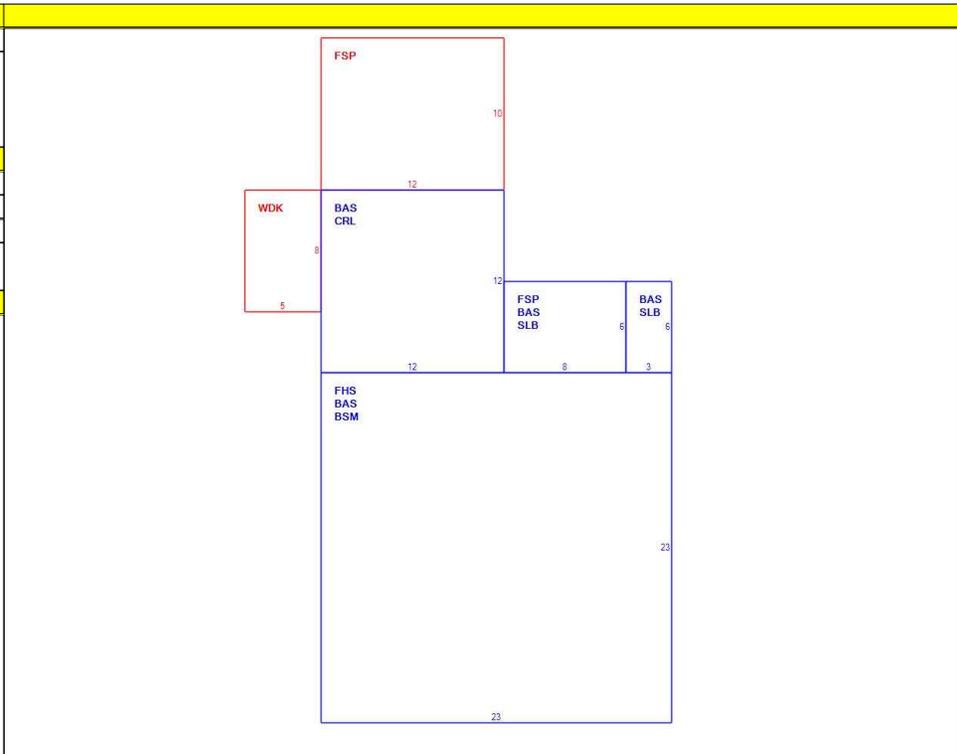
NOTES										
M/4037 4/15 REAR FENCED										
OUTDOOR SHOWER										
19 FT SIDE DORMER										
PL= TANDEM BDRMS										
ECO = CI										

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
67698	09-01-2006		ALTERATIONS	25,000	04-30-2008	100	10-01-2007	ENCLOSE & HEAT EXISTING		06-10-2019	PG	6	5	56	Changed as a result of disc
										06-17-2015	VA			10	Measu/LtrSnt - Letter Sent
										04-14-2015	MJF			02	Sat or >5PM Attn @ Int In
										04-14-2015	MJF			01	Measured/No Interior Insp
										03-18-2015	VA			66	INSPECTION NOTICE SE
										04-30-2008	TM	2		01	Measured/No Interior Insp
										09-27-2005	VR	1	1	00	Measur+Listed

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value		
1	101	Single Family Re	A		0.660 AC	380,000	1.40382	5	0.95	160	1.600	CI			1.0000	535,200	
Total Card Land Units					0.660 AC	Parcel Total Land Area					0.6600	Total Land Value					535,200

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod	Fireplaces	0	
Model:	01	Residential	Ceiling Height	8.00	
Grade:	07	C-	Elevator		
Stories:	1.5	1 1/2 Stories	<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure:	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt Shingl	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Flr 1	12	Hardwood	Building Value New		168,999
Interior Flr 2			Year Built		1926
Heat Fuel	02	Oil	Effective Year Built		
Heat Type:	04	Forced Air	Depreciation Code		A
AC Type:	01	None	Remodel Rating		
Total Bedrooms	02	2 Bedrooms	Year Remodeled		
Total Bthrms:	1	1 Full Bath	Depreciation %		44
Total Half Baths	1	1 Half Bath	Functional Obsol		
Total Xtra Fixtrs	1		External Obsol		5
Total Rooms:	4	4 Rooms	Trend Factor		1
Bath Style:	01	Old Style	Condition		
Kitchen Style:	02	Average	Condition %		
Kitchens	1		Percent Good		51
Whirlpool Tubs			Cns Sect Rcnld		86,200
Hot Tubs			Dep % Ovr		
Sauna (SF Area)			Dep Ovr Comment		
Fin Basement			Misc Imp Ovr		
Fin Bsmt Qual			Misc Imp Ovr Comment		
Bsmt. Garages	0		Cost to Cure Ovr		
Interior Cond	A		Cost to Cure Ovr Comment		
Fireplaces	0				
Ceiling Height	8.00				



**OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)**

Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V
GAR1	Garage	FR	Frame	L	360	31.37	1969	4	40	3	1.00	4,600
SHD1	Shed	FR	Frame	L	112	11.00	1926	5	60	3	1.00	700
LNT	Lean-To			L	12	5.00	2015	4	40	3	1.00	0
LNT	Lean-To			L	12	5.00	2015	4	40	3	1.00	0

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	739	739		131.10	96,886
BSM	Basement Area	0	529		26.27	13,897
CRL	Crawl Space	0	144		0.00	0
FHS	Half Story, Finished	317	529		78.56	41,560
FSP	Porch, Screen	0	168		32.78	5,506
SLB	Slab	0	66		0.00	0
WDK	Deck, Wood	0	40		13.11	524
Ttl Gross Liv / Lease Area		1,056	2,215			158,373





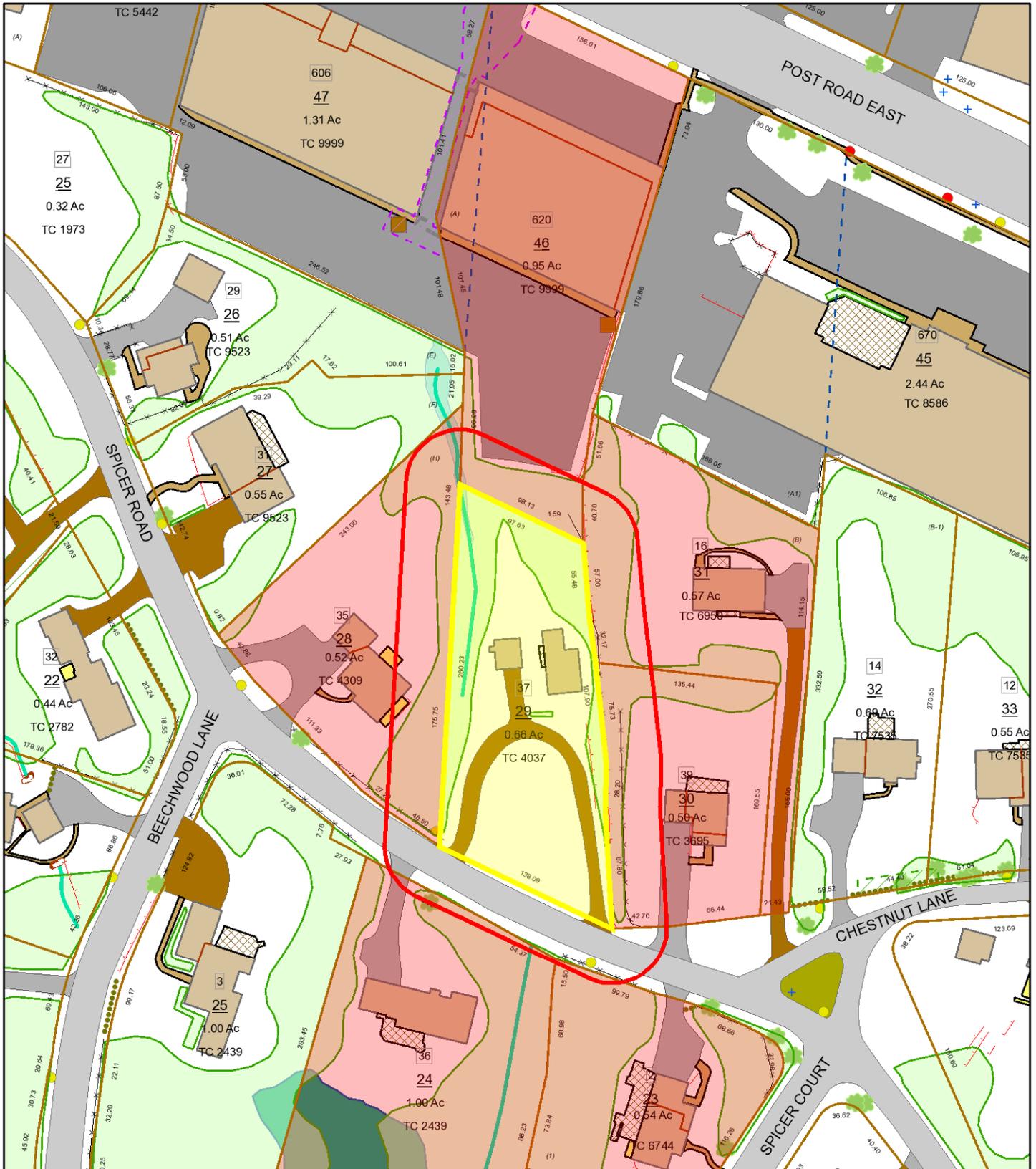
# Properties adjacent to 37 Spicer Road

Westport, CT

1 inch = 100 Feet



August 8, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



# 40 foot Abutters List Report

Westport, CT  
August 08, 2020

## Subject Property:

Parcel Number: E09029000  
CAMA Number: E09029000  
Property Address: 37 SPICER RD

Mailing Address: Spicer37 Westport LLC  
c/o Nate Gibbons  
PO BOX 147,  
GREENS FARM, CT 06838

## Abutters:

Parcel Number: E08023000  
CAMA Number: E08023000  
Property Address: 2 SPICER CT

Mailing Address: MARTENSON STEPHANIE A & M  
FREDRIK  
2 SPICER CT  
WESTPORT, CT 6880

Parcel Number: E08024000  
CAMA Number: E08024000  
Property Address: 36 SPICER RD

Mailing Address: RICCIO JOYCE A  
36 SPICER RD  
WESTPORT, CT 6880

Parcel Number: E09028000  
CAMA Number: E09028000  
Property Address: 35 SPICER RD

Mailing Address: MIRO VERMELLE A  
31 SPICER RD  
WESTPORT, CT 6880

Parcel Number: E09030000  
CAMA Number: E09030000  
Property Address: 39 SPICER RD

Mailing Address: RIVERA CARLOS & NANCY ABRAMS-  
TRUSTEES  
39 SPICER RD  
WESTPORT, CT 6880

Parcel Number: E09031000  
CAMA Number: E09031000  
Property Address: 16 CHESTNUT LN

Mailing Address: DAVIDSON ALICE  
16 CHESTNUT LN  
WESTPORT, CT 6880

Parcel Number: E09046000  
CAMA Number: E09046000  
Property Address: 620 POST RD E

Mailing Address: EQUITY ONE WESTPORT VILLAGE  
CENTER LLC  
P O BOX 790830  
SAN ANTONIO, TX 78279-0830



www.cai-tech.com

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DAVIDSON ALICE  
16 CHESTNUT LN  
WESTPORT, CT 6880

EQUITY ONE WESTPORT VILLA  
P O BOX 790830  
SAN ANTONIO, TX 78279-0830

MARTENSON STEPHANIE A & M  
2 SPICER CT  
WESTPORT, CT 6880

MIRO VERMELLE A  
31 SPICER RD  
WESTPORT, CT 6880

RICCIO JOYCE A  
36 SPICER RD  
WESTPORT, CT 6880

RIVERA CARLOS & NANCY ABR  
39 SPICER RD  
WESTPORT, CT 6880

Spicer37 Westport LLC  
c/o Nate Gibbons  
PO BOX 147,  
GREENS FARM, CT 06838