



WESTPORT, CONNECTICUT

DEPARTMENT OF PUBLIC WORKS
TOWN HALL, 110 MYRTLE AVENUE
WESTPORT, CONNECTICUT 06880
(203) 341 1120

MEMORANDUM

Date: 10/14/2020

To: Planning & Zoning Commission

From: Edward Gill, Engineer II

Re: 6 Manitou Court, PZ-20-00669

Reference Materials Reviewed:

- Coastal Site Plan Review Application Form dated 07/29/2020.
- Survey prepared by Dennis A. Deilus – Land Surveyors entitled “Existing Conditions Map of Property, Prepared for 6 Manitou Court, LLC, 6 Manitou Court, Westport, CT,” dated 03/16/2020 as revised to 07/23/2020.
- Plans prepared by Landtech, six sheet set, entitled “Proposed Site Improvements for a Single Family Addition and Renovation, 6 Manitou Court, LLC, 6 Manitou Court, Westport, CT,” dated 05/12/2020 as revised to 08/11/2020.
- Stormwater Management Report prepared by Landtech, dated 05/12/2020 as revised to 08/28/2020.

Dear Planning & Zoning Commission:

Our office has reviewed the proposed activity as depicted by the above referenced documents. Based on these criteria, we offer the following comments:

1. **Project Description.** The applicant is proposing to demolish and remove an existing structure and a portion of an existing single family dwelling, then lift the remaining portions of said dwelling to comply with FEMA standards, and construct a separate structure with a lifted walkway connecting the two. The proposed site work includes extensive grading, several retaining walls, a new septic system, and a pervious parking court and drainage system.
2. **Flood & Erosion Control Board (F&ECB).** The project was reviewed and approved at the 09/02/2020 F&ECB meeting, WPL # 11055-20. The Waterway Protection Line (WPL) is depicted on the existing conditions survey referenced above.
3. **Permitting.** As part of the Planning & Zoning Permit process, the applicant shall be required to secure a Driveway Permit. See comment below.
4. **Drainage.** The storm water drainage system as depicted on the plans substantially complies with the Town of Westport Engineering Department Drainage Standards. See comment below.

5. **Grading.** The proposed grading as depicted on the plans substantially complies with the Town of Westport Zoning Regulations, Sec. 32-8: Excavation and Filling of Land.
6. **Flood Zones & FEMA.** The parcel lies within Flood Zone VE (El. 14) and Zone X. All proposed work in Zone VE (El. 14) shall comply with FEMA requirements. The plans indicate that mechanicals shall be set at elevation 16.5, the finished floor is to be set at elevation 21, and construction in the Flood Zone VE (El. 14) shall include breakaway walls, breakaway glass railings, and an open area below the lower boathouse. The applicant shall obtain certification from a structural engineer that the walls, piers, stairs, and breakaway components within Flood Zone VE are constructed to VE Zone Standards prior to obtaining a Zoning Certificate of Compliance.
7. **DEEP Jurisdiction.** The applicant has obtained a Certificate of Permission (COP) License number 202005391-COP from the Connecticut Department of Energy and Environmental Protection for the proposed seawall repair, dock modification, and house lift.
8. **Sedimentation & Erosion Controls.** The referenced materials include a phasing plan which depict hay bales, several rows of silt fencing, temporary stockpile areas, anti tracking pads, a temporary excavator access path, a staging area, and a turbidity curtain. Per F&ECB Special Condition of Approval number 3, a site monitor shall be required to ensure compliance with the sedimentation and erosion control plans and provide weekly reports to the Conservation Department. Thus, the project substantially complies with Sedimentation & Erosion Control requirements.

With respect to the referenced materials, we offer the following comments:

1. **Drainage.** The proposed drainage systems overflow to a 6" PVC pipe, and thence onto a splash pad located beneath the proposed deck in the southwest corner of the property. As part of obtaining a Zoning Permit, the applicant shall provide calculations showing that this splash pad has been designed for a 25-year storm peak flow rate for all the areas routed through it.
2. **Driveway.** The existing driveway apron is wider than the maximum 25' width where it meets Manitou Court, and shall be reduced to conform to the Driveway Ordinance prior to obtaining a ZCC.

Per this review, the application is substantially complete and requires no further submissions.

While the granting of this approval is at the discretion of the Commission, we find no issues in our review that would preclude such action.

Please contact me should you have any questions regarding the above items.

Thank you,



Edward Gill,
Engineering Department