



WESTPORT, CONNECTICUT

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

MEMORANDUM

Date: 09/14/2020

To: Planning & Zoning Commission

From: Edward Gill, Engineer II

Re: 9 Surf Road, PZ-20-00523

Reference Materials Reviewed:

- Site Plan/Special Permit Application, no date.
- Survey prepared by Leonard Surveyors, LLC entitled "Plot Plan Prepared for Christophe & Nicola Thom, 9 Surf Road, Westport, Connecticut," dated 02/23/2020.
- Site plan prepared by Kousidis Engineering, LLC entitled "Site Development Plan, 9 Surf Road, Westport, CT, Prepared for Christophe & Nicola Thom," dated 07/29/2020.
- Plan prepared by Kousidis Engineering, LLC entitled "Flood Vent Area Schematic, 9 Surf Road, Westport, CT, Prepared for Christophe & Nicola Thom," no date.
- Drainage Analysis prepared by Kousidis Engineering, LLC, dated 07/29/2020.
- Architectural plans prepared by Patricia Mailhot Miller Residential Design LLC entitled "The Thom Residence, 9 Surf Road, Westport CT. 06880," dated 07/20/2020.

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 renovate an existing single family dwelling, construct a building addition, elevated front landings, expand an existing pool and patio, and a rain garden bioretention area.
2. **Permitting.** As depicted, the utility connections proposed will require Road Opening permits for work within a Town ROW.
3. **Drainage.** The storm water drainage system as depicted on the plans substantially complies with the Town of Westport Engineering Department Drainage Standards.
4. **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.
5. **Flood Zones & FEMA.** The parcel lies within Flood Zone AE (El. 13) and Zone VE (El. 14). All proposed work shall comply with FEMA requirements. The plans indicate that the finished floor of the dwelling is to be at elevation 21.5 and of the basement is to be at

elevation 12.9. The proposed garage is to be at elevation 12.7, and appropriate flood venting has been proposed for the enclosed space. As such, the project substantially complies with FEMA requirements.

6. **Sedimentation & Erosion Controls.** The plan depicts silt fencing and stockpile areas. Thus, the project substantially complies with Sedimentation & Erosion Control requirements.

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,

A handwritten signature in blue ink that reads "Edward Gill". The signature is written in a cursive style with a large initial "E" and "G".

Edward Gill,
Engineering Department