



TOWN OF WESTPORT
CONSERVATION DEPARTMENT

TOWN HALL – 110 MYRTLE AVENUE
WESTPORT, CT 06880
P 203.341.1170 F 203.341.1088

PLANNING & ZONING TRANSMITTAL
MEMORANDUM

DATE: December 19, 2025
TO: Michelle Perillie, AICP CFM, Planning and Zoning Director
FROM: Colin Kelly, Conservation Director
RE: 70 Beachside Avenue, Coastal Site Plan Appl. #PZ-25-00636



The Conservation Department was contacted to review the proposal for demolition of the existing seawall and replacing it in kind with a concrete seawall. A COP is under review by CT DEEP. The Conservation Department has reviewed the plans:

- Application
- CAM Application
- Property Owner Authorization
- Narrative
- Field Card
- Existing Survey 12.8.17
- Proposed Site Plan 10.13.25

There are no inland wetlands on this site, however a Coastal Hazard Area is identified along the FEMA Flood Zone VE associated with interface of Long Island Sound. Therefore, IWW regulations hold no jurisdiction on the above-referenced property. In addition, the site is beyond the jurisdiction of the WPLO. Therefore, no permits would be required from the Conservation Department.

This department does offer the following comments and recommendations:

- The site plan does not indicate the Conservation Easement from Town Clerk Map#10292. It does show two drainage outfalls and the indication of a rain garden feature in the southwest corner of the site. The proposal includes an expansion of the rain garden. Portions of the rain garden appear to be within the Conservation Easement. We recommend confirming this use is appropriate with the easement language
- The Coastal Jurisdiction Line for the CT DEEP is set at elevation 5.3'. This line is shown along portions of the seawall. We recommend waiting for the CT DEEP to provide approvals for the work or a letter of intent regarding permitting and/or any COP (or other actions they may have) regarding this work.
- Aerial photograph reviews show the southern portion of the site in various stages of disturbance of from at least October 10, 2017 (occurring with house and pool construction). It appears that significant amounts of sand was brought in along the southern area for landscaping. Subsequent aerial imagery shows signs of weathering and erosion of this sand through 2025. The southwestern area (raingarden) shows some plants and stones configured in presumed planting bed with less erosion evident.
- Historic aerial imagery from 1934 shows a pier and dock extending perpendicularly from the approximate center of the south-southeastern property line. The limited resolution of this image does not allow for confirmation of the presence of the sea wall that is the subject of this application, but a beach groin may be visible to the west. The subsequent image from 1951

indicates the presence of the pier and a floating dock. Also visible are smaller groins along the property shoreline to the west. The 1970 image shows the same condition. The 1985 image shows evidence of foundation columns, but the pier and floating dock are gone. An additional groin is visible to the east. Today, it appears the foundation columns from this historic pier and dock are continuing to function as a beach groin.

- This proposed work for the seawall and concrete slab will be a hardscape along the leading edge of the property and Long Island Sound. This area is considered a "Coastal Hazard Area". This means it is subject to occasional severe weather, erosion, and flooding. These forces will continue to undermine man-made features due to constant dynamic forces. The Conservation Department would promote the use of significant vegetation (i.e. not just manicured lawn) as part of this plan. The lessons from review of the last 8 years of aerial imagery prove that plantings show less erosion.
- Also note, this area had several large trees (estimating 5) across the southern boundary. This stand of trees measuring ~190' x 65' wide, aided in making a stable barrier with root systems that hold off erosion. These trees were removed sometime after April 29, 2015.
- We recommend the applicant consider integrating a planting buffer between the yard and the new walls acting as a revetment structure. We would recommend a detailed description of the area showing plant types and location (groundcover, shrubs, trees) ensuring that the plants are native and non-invasive. This buffer could add benefit for erosion protection and provide a habitat function.
- We recommend consulting with the applicant to have them prepare a soil management plan for the site. The site plan currently shows a small area for soil stockpiling and construction access to the east of the residence. The amount of proposed soil movement associated with a 350' long by eleven feet tall wall (even working in "sections") will not be contained within a 25' wide circle. We suggest identifying a proper stockpile and laydown area on the site, or considering storage near the entry driveway located at #68 Beachside Ave.
- If possible, we recommend that work occur during low tide to reduce any chance of disruption of sediment and soils.
- Ensure that the silt fence is checked daily for stability and effectiveness. Have the schedule of work and area of disturbed bare soils limited during inclement weather to minimize possible erosion and runoff.
- Have weekly inspections by the Town of Westport Sediment & Erosion Inspector and/or assign a site monitor to send weekly reports until final stabilization is achieved.

Thank you for the opportunity to comment.