

NARRATIVE

14 WESTWAY RD, WESTPORT, CT (108/ / 088/000 /) Coastal Area Management Application

I. OVERVIEW

SIMPLE PLAN FOUR LLC (hereinafter the “Owner”) owns the property known as 14 Westway Road, Westport, Connecticut (hereinafter the “Property”). The parcel is zoned Residence AAA and the gross lot area is ± 113,442 sq. ft. (2.604 Acres). The site was previously improved with a single-family dwelling that was recently demolished. The Property is surrounded with residential uses in the eastern edge of Town. There are 28,224 sq. ft. of wetlands and 960 sq. ft of steep slopes on site. The southern tip of the property is encumbered with a flood hazard zone AE-10. The Property is in the CAM zone and the tidal wetlands originated from a tributary of Sasco Creek.

II. PROPOSAL

The proposed activity on site includes the razing of the existing single-family dwelling and the construction of a new single-family dwelling with an attached garage, and associated development that includes a driveway, a patio, landscape walls, septic system and drainage structures. This proposal complies with all the applicable zoning standards of the Residence AAA zone; no variance is sought. Administrative Conservation Department approval was received 11/24/2025.

A new stormwater retention system, where none had existed on site before, has been designed to attenuate the peak discharge and encourage in-ground infiltration on the Property. Underground stormwater galleries have been provided that will capture the roof discharges and pervious surfaces and are sized to accommodate the first inch of runoff produced during a 25-year storm event.

III. ANALYSIS

The following is a list of mitigations that have been proposed on the Property that will improve the existing environmental conditions on site:

1. The proposed activity, a single-family dwelling, is not a water-dependent use and will not have an impact on the coastal resources near the subject Property.
2. Stormwater Best Management Practices have been used on site and will also improve the existing conditions on site.
3. Three trees that will be removed will be replaced, per Conservation Department conditions.
4. The new stormwater retention system, where none exists currently, will improve environmental conditions on site by accommodating the first inch of runoff from the site’s impervious surfaces. Capturing the first inch is important as it typically contains majority of the suspended solids and waterborne pollutants found in runoff.

5. In summary, the resource water quality, the existing circulation of coastal waters, the natural erosion patterns, existing drainage patterns, coastal flooding, visual quality, and the essential wildlife habitat will remain the same or be improved with this proposal.

IV. STANDARD OF REVIEW

This proposal will comply with the standards set forth in §31-10, Coastal Area Regulations and is consistent with the policies identified in CGS Section(s) 22a-92(b) (1) and 22-a-92 (b) (2) of the Coastal Area Management Act and will not adversely impact adjacent Coastal Resources identified in CGS Sections 22-93 (a) (7) of said Act.