
RE: 70 Beachside Ave

From Gill, Edward <egill@westportct.gov>

Date Fri 2/20/2026 8:58 AM

To tim@soundengineeringassociates.com <tim@soundengineeringassociates.com>

Cc Perillie, Michelle <mperillie@westportct.gov>; home@semwestport.com <home@semwestport.com>; jmenapace@soundengineeringassociates.com <jmenapace@soundengineeringassociates.com>

Hello Tim,

I agree this is sufficient for the area adjacent to the abutting property, and I agree that the other area of the wall closer to MHW is far enough that it does not require this note.

That said, the slopes on the sand dunes still exceed 5:1, so until such time as you obtain a variance for that, the sand dune grading would need to be revised as well. I would recommend removing the 13' contour you have and setting the top of the dunes at elevation 14' instead of 14.7'. This would be a 5:1 slope from the top of the armored slope to the top of the dune in the detail, and removing the 13' contour from the rear of the dune would prevent the steep trough shown between the 14' contours on this plan from triggering a variance as well.

If you can make those changes, that is the last of the issues I see that would require a variance on this plan.

That said, as we discussed in the field, if you did apply to ZBA with the same plan you already had to receive approval for the grading within 5' of the property line and the slopes on the sand dunes, I have no concerns with that activity from an engineering standpoint.

Please let me know if you have any questions.

Thank you,

Ted Gill, PE
Engineer I
Town of Westport
110 Myrtle Avenue
Westport, Connecticut
Desk: (203) 341-1131
Cell: (203) 615-4105

From: tim@soundengineeringassociates.com <tim@soundengineeringassociates.com>

Sent: Thursday, February 19, 2026 2:34 PM

To: Gill, Edward <egill@westportct.gov>

Cc: Perillie, Michelle <mperillie@westportct.gov>; home@semwestport.com;

jmenapace@soundengineeringassociates.com

Subject: RE: 70 Beachside Ave

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Hi Ted,

It was nice to see you today and thank you for your time to make the visit. We understand that in order to perform the work along the property line we will need to obtain a variance from ZBA. Per our discussion, this part of the work is removed from the application in anticipation that we will apply for the variance immediately and plan to have it in hand before the contractor reaches this location.

Regarding the distance from the MHW line, we measured it to be at least 8 feet from the seawall. So we did not include that part, so let me know if you agree. Otherwise we will do the same here.

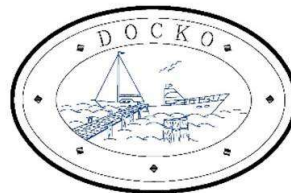
Thanks,
Tim

Tim DeBartolomeo, PE
President



Sound Engineering Associates

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From: Gill, Edward <egill@westportct.gov>
Sent: Thursday, February 19, 2026 11:59 AM
To: tim@soundengineeringassociates.com
Cc: Perillie, Michelle <mperillie@westportct.gov>; home@semwestport.com;
jmenapace@soundengineeringassociates.com
Subject: RE: 70 Beachside Ave

How does 1:30 pm sound?

Thank you,

Ted Gill, PE
Engineer I
Town of Westport
110 Myrtle Avenue
Westport, Connecticut
Desk: (203) 341-1131
Cell: (203) 615-4105

From: tim@soundengineeringassociates.com <tim@soundengineeringassociates.com>
Sent: Thursday, February 19, 2026 11:07 AM
To: Gill, Edward <egill@westportct.gov>
Cc: Perillie, Michelle <mperillie@westportct.gov>; home@semwestport.com;
jmenapace@soundengineeringassociates.com
Subject: RE: 70 Beachside Ave

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Hi Ted,

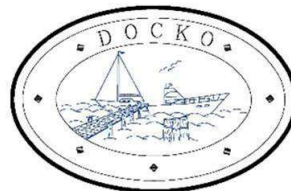
Would it be possible for us to meet onsite today to review the conditions? The seawall has collapsed and the existing grade has collapsed as well. We installed temporary stone onsite to stabilize the area. I have no appointments today and can be there anytime. Our goal is to restore the grade as close to pre-collapse condition as possible.

Thanks,
Tim

Tim DeBartolomeo, PE
President



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From: Gill, Edward <egill@westportct.gov>
Sent: Thursday, February 19, 2026 10:51 AM
To: tim@soundengineeringassociates.com
Cc: Perillie, Michelle <mperillie@westportct.gov>; home@semwestport.com;
jmenapace@soundengineeringassociates.com
Subject: RE: 70 Beachside Ave

Hi Tim,

Comparing this plan to the last one, it looks like the existing conditions for the 1, 14, and 16 contours have been removed along that southeast corner of the property. In that area, to avoid variances for grading within 5' of a property line, the proposed grades would need to tie into existing grades 5' inside of the property line. Unfortunately that also is an issue for portions of the seawall where the back of the wall is proposed at 10.2 and the existing conditions 12 contour is just behind the wall within 5' of the MHW line.

Thank you,

Ted Gill, PE
Engineer I
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Desk: (203) 341-1131
Cell: (203) 615-4105

From: tim@soundengineeringassociates.com <tim@soundengineeringassociates.com>
Sent: Thursday, February 19, 2026 10:12 AM
To: Gill, Edward <egill@westportct.gov>
Cc: Perillie, Michelle <mperillie@westportct.gov>; home@semwestport.com;
jmenapace@soundengineeringassociates.com
Subject: 70 Beachside Ave
Importance: High

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Hi Ted,

Per your comments to Michelle, we updated the drawings again to better show the proposed final grades. We were able to get some spot elevations on the adjacent property and show them for reference. We also took the opportunity to move the return wall so that it is fully on the applicant's property. The return wall will be flush with grade and top of wall will be at +16.0 ft. Additionally, we cleaned up some of the linework between the proposed dune and the seawall so that information is more clear.

We are scheduled to be on the agenda for 2/23, so if you want to have a call to discuss, I can be available today or tomorrow by phone, Teams, or in person.

Thank you in advance for your attention to this and I look forward to your reply.

Regards,

Tim DeBartolomeo, PE
President



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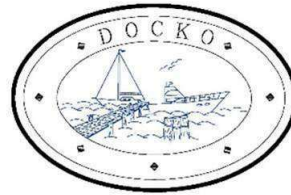
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