



Reference: Application for Town of Westport, Coastal Site Plan
181 – 185 Main St, Westport, CT 06880

Executive Summary

Site Background

The proposed project is to take place at 181-185 Main Street in Westport, CT, which sits adjacent to the Saugatuck River. The waterfront area is a mudflat/tidal creek that is separated by wetland areas from the main section of the river. The project site is approximately 1.03 acres.

The project site is a commercial property comprising three commercial structures, a parking lot, stone walkways and patio areas, as well as some grass areas. The site features a seawall approximately 294-LF in length. The seawall is damaged in two sections, one which is approximately 16-LF in length and one which is approximately 22-LF in length.

Proposed Project

The Applicant proposes to rebuild the two failed sections of the existing seawall, which are approximately 16-LF and 22-LF in length. The repairs will consist of reclaiming the fallen seawall stones, deconstructing the remaining part of the damaged wall, and resetting all the courses of the seawall. The top of seawall will remain at the existing elevation, and repairs are to be in-place and in-kind. Minor repairs will be made upland to the timber lag wall immediately landward of the stone wall, reducing any impacts on the seawall and preventing further potential damage.

Behind the repaired sections, a drainage trench of crushed stone wrapped in geotextile fabric will be installed to minimize future damage to the wall. This trench will lead to a weep hole centered at the damaged area to reduce hydrostatic pressure from rainfall or flood events. In addition, chinking along the faces of the remaining seawall will occur to fill in the voids, for general maintenance, that were observed during the initial inspection. The proposed repairs have no anticipated impact on stormwater.

The work will be done by land-based personnel (no barges) with equipment and materials staged on the property. Work will be done during periods of low tide when the wall is fully exposed.

Compliance with Regulations

This project has been issued a CT DEEP permit, which is pertinent as all proposed work will be located waterward of the CT Coastal Jurisdiction Line. Providing maintenance to the existing, permitted seawall qualifies as water-dependent use as defined in CGS § 22a-93(16) because the seawall repair requires direct access to the coastal water that it shields the property parcel from. As indicated in the full application, as a repair project for an existing permanent structure pertaining to its maintenance, the proposed work is consistent with the applicable coastal resources policies and standards upheld by the Town of Westport. The proposed work will serve to increase resilience to existing upland structures and prevent further damage along the existing seawall.