

NARRATIVE

28 OWENOKE PARK, WESTPORT, CT (D03/ / 021/000 /)

Coastal Area Management (CAM)

I. OVERVIEW

Elizabeth A Robins (hereinafter the “Owner”) owns the property known as 28 Owenoke Park, Westport, CT (hereinafter the “Property”). The Property is accessed by a private drive known as Stuart Lane that runs perpendicular to Owenoke Park. The Property is improved with a single-family dwelling that was constructed in 1966. The parcel is zoned Residence “A” and the net lot area is ±18,511 sq. ft. (.424 Acres). The Property abuts Gray’s Creek along its northern property line with approximately 27,793 sq. ft. of land under water. Adjacent to Gray’s Creek are approximately 190 sq. ft. of tidal wetlands.

The entire Property lies within the AE-13 flood zone, the Wetland Protection Line Ordinances (WPLO) and the Coastal Area Management (CAM) zone. The lot is mostly level with an elevation of 6.0’ near Stuart Lane, increasing to 8.4’ at the northeasterly corner of the house and declining gently back to an approximate elevation of 6.8’ near the seawall.

II. PROPOSAL

The proposed development includes the reconstruction of approximately 181 LF of timber bulkhead in-kind and in place to a top elevation of 7.4’ NAVD88, the installation of 20 (8”) diameter timber soldier piles and the installation of a tieback system extending each steel rod to a concrete deadman as authorized by Connecticut Department of Energy and Environmental Protection License Certificate of Permission 202506968-COP. The conditions of approval include working in 25 foot sections, stabilizing that section and moving on to the next section. Work must also occur during low tide, and the tidal wetlands must be flagged prior to work begins. Also, prior to every work session on the bulkhead, the beach area must be inspected for Northern Diamondback Terrapin.

III. 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.