

**Stone – 108 Five Mile River Road – Darien, CT**  
**Narrative for Coastal Area Management & Flood Damage Prevention**

**Introduction –**

This narrative is intended to address the Zoning Regulations of the Town of Darien in the following areas: Section 810 – Coastal Area Management and Section 820 – Flood Damage Prevention.

**Property Description -**

The 0.5228± acre subject property is located on the westerly side of Five Mile River Road approximately 91 feet northerly of its intersection with Davis Lane. The property is depicted as Lot 33 on Tax Assessor's Map 66 and is currently zoned "R – 1/2".

The front yard slopes up from elevation 10 at the road edge to elevation 12 in front of the house. At this point, a stone retaining wall and stair set leads up to the front of the house at elevation 18+, with a finished floor elevation of 21+. The eastern 120+/- feet of the front yard lies within a 1% Annual Chance Flood Hazard Boundary (Zone AE-13) as depicted on the Federal Emergency Management Agency – Flood Insurance Rate Map – Panel 09001C0529G, Effective July 8, 2013.

The eastern 50+/- feet of the front yard lies within the 100 Ft. Coastal Area Management Review Area as measured from the Mean High Water Line of the Five Mile River on the opposite side of Five Mile River Road. The property has no direct waterfront and there is no indication of inland wetlands on the property.

The property is served by municipal sanitary sewer & water supply and overhead wires providing electric, telephone and cable services.

**Proposed Project -**

The proposed project consists of the installation of a swimming pool and its associated hardscape & landscape features and necessary mechanical equipment as indicated on the plans included with this application. No work is proposed within the 100 Ft. Coastal Area Management Review Area.

Minor grading around the pool and reconstruction of the retaining wall(s) and stair set between the pool and the house is proposed. Again, none of this work takes place within the CAM Review Area.

A storm water management system is not required due to the location of the subject property within the drainage basin (refer to Section 880 of the Zoning Regulations). However, a separate report & plan included with this application addresses storm water quality.

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PLANNING & ZONING

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**Coastal Resources Inventory & Coastal Impact Statement -**

Coastal Resources on the site are limited to General Resources and the Coastal Hazard Area (1% Annual Chance Flood Zone). Coastal Use Policies associated with this project are limited to General Development only.

Standard sedimentation and erosion control measures installed and functional prior to commencement of any construction activity will protect these resources throughout the construction process if properly maintained.

A separate report included with this application provides the necessary and required statements and certification regarding Flood Damage Prevention Regulations and how the pool and its mechanical equipment shall be designed in such a manner as to prevent flotation, collapse or lateral movement.

Stabilizing the work area once construction is complete with landscape enhancements will serve to protect and maintain the Coastal Resources located on the site.

**Conclusion -**

The proposed project as presented within this narrative and the accompanying plans and reports is consistent with Article I, Section 100 – Purposes of the Zoning Regulations, Article VIII – Environmental and Related Regulations, Section 810 – Coastal Area Management, Section 820 – Flood Damage Prevention and the Connecticut Coastal Area Management Program. As designed, it will have no adverse impact on the Coastal Resources on the site and is in keeping with the policies and goals of the Town of Darien Planning and Zoning Commission.

The owners and applicant wish to thank the commission in advance for their review and consideration of this application.