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20 February 2020

Mr. Jeremy Ginsberg
Director, Planning and Zoning Department
Town of Darien
2 Renshaw Road
Darien, CT 06820

**RE: COASTAL SITE PLAN REVIEW #165-A, FLOOD DAMAGE PREVENTION
APPLICATION #173-A - LAWRENCE STEPHENS, 14 RAYMOND STREET**

Dear Mr. Ginsberg,

I write to address the comments raised during the Planning and Zoning Commission's January 21, 2020 hearing, as well as the comments included in RACE's letter of January 28, 2020. I will address the comments pertaining to the Commission's responsibilities in their review.

Comments received during the hearing focused on the potential for flooding of the upstream adjacent property associated with the proposed dock. Also, comments were made regarding the potential for damage should the proposed dock come loose in a flood. In addition, the upstream property owner raised a concern regarding the proximity of the timber landing to the shared property line, as well as the proximity of the floating dock to his island.

Please refer to the attached plans showing the plan view and elevation view of the foundation for the upstream property owner's new dwelling, as well as the RACE memorandum of December 14, 2016. The new dwelling is founded on a substantial construction that includes four 36" diameter concrete columns, extending from below grade to the underside of the proposed dwelling, approximately 10' in height. Per the Section View B-B, each column represents approximately 21 square feet of new encroachment into the floodway below the 1% base flood elevation, with the total for four columns being approximately 84 square feet. The HEC-RAS study conducted by RACE determined that these columns, along with the "concrete footing shelf over leveling mat," *showed that the base flood did not increase due to the proposed work.*

As initially proposed, the proposed landing will consist of 2" decking screwed into 3" by 10" timber stringers. The stringers will be fastened by galvanized steel brackets to bolts embedded in four 12" diameter concrete footings. The approximate area in profile of the proposed landing and footings will be 12 square feet. The proposed landing and footings comprise one-seventh of the area of the concrete columns at the adjacent upstream property. Since the foundation at the upstream property has been demonstrated to pose no potential increase to the base flood, it follows that the proposed landing and footings will not increase the base flood.

The proposed landing will be fastened by galvanized steel brackets to bolts embedded in four 12" diameter concrete footings. The footings will extend to 42" below grade, standard practice in construction of this type. The former landing on the site was anchored to two concrete footings. As noted by one of the neighbors providing comments at the hearing, this landing was in place for several years, and is shown on the 1999 survey of the property. There is no evidence the landing ever came loose from the footings, and no mention of this was made during the hearings. As related to the applicant by the former property owner, the landing was destroyed when hit by a tree being felled at the adjacent upstream property. Standard workmanship, additional footings

and corresponding connections, and (hopefully) no arboreal damage from the adjacent property, should allow for the landing to remain safely in place even during times of flooding over the deck's proposed elevation of +9' NAVD88.

The proposed floating dock and ramp will be connected to the proposed landing. The ramp will be connected by means of a hinge bolted to the decking and stringers. The floating dock will be secured by means of a strut system connected to timber clamps fastened to the footings. Should the strut fail in a flood event, two 100-pound mushroom anchors are proposed to anchor the floating dock and prevent it from becoming a projectile.

The Town of Darien does not require any specific setback from the property line for the proposed landing. The 2002 property survey shows the former landing closer to the property line than the proposed. As proposed, the landing will be 9' 4" from the property line. Given this distance, the upstream property owner's expressed concerns over someone suing him after falling from the landing onto his property is without merit.

The upstream property owner expressed concerns regarding the new dock potentially impacting his ability to construct a dock at his island. In a letter to your office dated January 17, 2017, FACE noted that "(n)o buildings are allowed to be constructed on the island per Map 3333 of the Darien Land Records.

I trust the above responses are sufficient for your and the Commission's purposes. I will be in attendance at the February 25, 2020 hearing to answer any remaining questions.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John Hilts", is written over a horizontal line.

John Hilts

enclosures

cc: Mr. Lawrence Stephens