

Date: Sept. 24, 2020
To: Jeremy Ginsberg
P&Z Department
2 Renshaw Road
Darien, CT 06820

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TOWN OF DARIEN
PLANNING & ZONING

From: Sean Walters
Landscape Architect
Wagner Pools
101 Noroton Ave.
Darien, CT 06820

Environmental Assessment Report: 36 Beach Drive

Introduction:

Dear Mr. Ginsberg and members of the Board, the purpose of this report is to assess the potential environmental and coastal impact of a proposed spa, dry-laid stepping stone patio and walkway with turf joints, wood-burning fire pit, trellis and outdoor shower, and privacy fence with planting and lighting.

The property is located in zone R-1/2 and is +/- 15,000 sf. Existing conditions include a +/- 2,540 sf single family residence with an attached single car garage, a small asphalt driveway and auxiliary parking area, flagstone walkway in the front, patio with trellis structure attached to the rear of the house, and retaining walls along both the front and rear lot lines. The remainder of the property is covered in lawn with perimeter and foundation plantings. The lot is governed by EPC and CAM regulations due to its proximity to Holly Pond and Long Island Sound, respectively, and is located in Flood Zones VE-14 and AE-14.

Proposed enhancements include the construction of a 7' x 7' in-ground gunite spa located in an existing alcove framed by the back of the garage and the side of the sun room. Because of its location in flood zone AE-14, the equipment pad for the spa will be installed at or above elevation 14. The spa, with coping, and equipment pad will net a 161 sf increase in impervious surface area, thereby negating the need for stormwater management. The stepping stone patio will be bluestone, dry-laid on stonedust, with 6" wide turf joints which will allow for infiltration of stormwater runoff into the sandy soils prevalent in this area. The 3' square fire pit will be raised 18" above grade, constructed from native New England fieldstone, lined with fire brick, and designed to burn wood. The lot is relatively flat, requiring *no proposed grade changes* for the work outlined above.

Identification of Applicable Coastal Resources & Coastal Resource Policies

Coastal Resource	Location of Resource			
	On-Site	Adjacent	Off-site within influence of project	Not Applicable
General Resources		X		
Beaches & Dunes				X
Bluffs & Escarpments				X

Coastal Resource	Location of Resource			
	On-Site	Adjacent	Off-site within influence of project	Not Applicable
Hazard Area		X		
Waters, Estuarine, Embayments, Nearshore Waters, Offshore Waters				X
Developed Shorefront				X
Freshwater Wetlands & Watercourses			X	
Intertidal Flats				X
Islands				X
Rocky Shorefront				X
Shellfish Concentration Areas				X
Shorelands				X
Tidal Wetlands				X
Applicable Coastal Resources & Policies Outline based on CGS Section 22a-93				

Following, are locations and conditions of coastal resources near the project:

- Hazard Area: The lot is located in either the VE-14 or AE-14 flood zones
- General Resources: Holly Pond, partially dammed from Long Island Sound, borders the West side of the property; although fed by the freshwater Noroton River, it is brackish due to its connection to the sound.

Coastal Use Policies

Coastal Use Policy	Applicable	Not Applicable
General Coastal Resources		X
Water-Dependent Uses		X
Ports & Harbors		X
Coastal Structures & Filling		X
Dredging & Navigation		X
Boating		X
Fisheries		X
Coastal Recreation & Access		X
Sewer & Water Lines		X
Fuel, Chemicals, & Hazardous Materials		X
Transportation		X
Solid Waste		X
Dams, Dikes, & Reservoirs		X
Cultural Resources		X
Open Space & Agricultural Lands		X
Coastal Use Policies Outline based on CGS Section 22a-92		

Proposed activities are aligned with coastal use policy standards for the following reasons:

- General Development: the spa occupies a small footprint that is set within an alcove of existing building features and is minimally (if at all) disruptive to existing natural systems.
- Water Dependent Uses: This section of the coastal use policy is not applicable to this project.

Potential Adverse Impacts on Coastal Resources:

Potential Adverse Impact	Applicable	Not Applicable
Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen, or salinity.		X
Degrading existing circulation patterns of coastal waters through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours.		X
Degrading natural erosion patterns through the significant alteration or littoral transport of sediments in terms of deposition or source reduction.		X
Degrading natural and existing drainage patterns through the significant alteration of groundwater flow and recharge and volume runoff.		X
Increasing the hazard of coastal flooding through the significant alteration of shoreline configurations or bathymetry, particularly within high-velocity flood zones.		X
Degrading visual quality through significant alteration of the natural features of vistas and view points.		X
Degrading or destroying essential wildlife, finfish or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alteration of the natural components of the habitat.		X
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or function.		X
Potential Adverse Impacts on Coastal Resources taken from CGS Section 22-a93 (15)		

Conclusion:

All proposed work is to occur in an area that is part of the constructed existing landscape in the rear and side yards of the residence. Site protection measures such as an anti-tracking pad and silt fence will be installed and maintained across the duration of the project. Construction of the proposed spa and related items as outlined above are consistent with town requirements and will not adversely affect Darien's coastal resources.