



**Town of Westport**  
Planning Board  
856 Main Road  
Westport, MA 02790

www.westport-ma.gov  
planning@westport-ma.gov

RECEIVED

JUN -7 2021

**WESTPORT  
PLANNING BOARD**  
Tel: (508) 636-1037  
Fax: (508) 636-1031

**Application for Special Permit – Flexible Frontage for Reduced Density  
(SP-FF)**

Application No. 21-003SP-FF

Date 6/7/21

**Article 23 of the Westport Zoning By-Laws**  
*(approved at TMM 5/3/21)*

The purpose of this Article is to reduce residential development density, reduce vehicular trips, road congestion, demand for public services and the number of curb cuts onto Town roadways; maintain the natural and cultural resources visible along these roadways; facilitate the movement of wildlife; protect traditional access to "backland" open space; and improve the design and site planning of smaller residential neighborhoods.

To achieve this, the Planning Board may issue a special permit to allow a reduction in the otherwise applicable frontage requirements on a public way or a private way that the Planning Board votes to determine has been in existence since prior to the effective date of the Subdivision Control Law in the Town of Westport and has adequate, width, grade and construction within the meaning of G.L. c. 41, §81L for the proposed development, for one or more of the lots proposed, in exchange for a corresponding reduction in development density and reliance upon common driveways, if applicable.

This application form shall be filed by the petitioner with the Town Clerk. A copy of said application form including date and time of filing certified by the Town Clerk shall be filed forthwith by the petitioner with the Planning Board along with all other plans, materials and required fees. The Planning Board is not responsible for delays due to incomplete deficient or incomplete submissions.

The following sections of the application describe supplementary information that must be submitted, and those aspects of the proposed site development that will be evaluated by the Planning Board.

1. Full name of owner(s) and address of land to which this application applies:

David and Paula Emilita

795 Pine Hill Road

Westport, MA 02790

2. Full mailing address and telephone number of owner(s) of land to which this application applies or full name, mailing address and telephone number of the applicant if different from the above:

David and Paula Emilita

795 Pine Hill Rd

Westport, MA 02790

774-328-4041

3. Location of Property: Map 38 Lot 13&13A Zoning District: Residential

4. Please provide (as an attachment) a narrative describing compliance with each aspect of Article 23.3, Design Standards:

- Retain Existing Roads and Laneways
- Reduce Potential Number of Driveways
- Preserve Stone Walls and Edge-Of-Field Vegetation
- Site Buildings Carefully
- Use Existing Vegetation and Topography To Buffer And Screen New Buildings
- Minimize Clearing of Vegetation
- Minimize Slope Disturbance
- Keep Traditional Access Open

5. A special permit may be issued so that the required lot frontage is decreased as a function of average density decrease (average lot size and upland increase) in equal proportions, to a minimum of fifty (50) feet of frontage.

- Please list lot sizes, uplands, and frontage and explain your methodology.

State the full name, mailing address and telephone of any attorney or other person who is authorized by you to appear and represent you before the Board:

Southcoast Engineering. Matthew Pike, PE

PO Box N217, Westport, MA. 508-636-8815

Date: \_\_\_\_\_

Signature of Owner: \_\_\_\_\_

Owner's Mailing Address: 795 Pine Hill Rd

Owner's Telephone No 774-328-4041

David J. S.  
Emilita

Digitally signed by David J. S. Emilita  
DN: cn=David J. S. Emilita, o=emilita, email=emilita@emilita.com, c=US  
Date: 2021.06.07 11:13:31 -0400

Westport

- ☐ \$ \_\_\_\_\_ Application fee
- ☐ \$ \_\_\_\_\_ Consultant Review Fee
- ☐ \$ \_\_\_\_\_ Town Counsel Review Fee
- ☐ Concurrent applications, as applicable:
  - Common Driveway Special Permit
  - Definitive Subdivision or Modification

Received by Town Clerk



Application for Special Permit – Flexible Frontage for Reduced Density

At 795 Pine Hill Road, Westport, MA 02790

Narrative:

- The proposed driveway will be in the same vicinity as the existing driveway.
- The one proposed driveway will be used to access both lots. A permit for a common drive shall accompany this submission.
- By utilizing the existing opening in the stone wall along Pine Hill Road for the shared driveway, limited disturbance will occur at the stone wall. There is no clearing proposed at the edge of the existing field other than required to improve upon the existing driveway.
- The proposed building envelope is shown on plan. The envelope was carefully sited as to preserve natural and cultural resources found on-site.
- The proposed building envelope is shown on plan. The site of the envelope will be screened by existing vegetation and topography.
- Clearing of vegetation will be minimized to the greatest possible extent.
- The natural slope of the property will be maintained.
- The existing driveway shall be used.