

Conservation Commission
TOWN OF WESTPORT
Conditions of Approval
Application # IWW, WPL-10960-20
Street Address: 26 Highland Road
Assessor's: Map G15 Lot 023
Date of Resolution: April 15, 2020

Project Description: Applicant is requesting to construct a new single-family residence, driveway, deck, and associated site appurtenances. (*The pool, submitted as a part of this application, has been denied based on a lack of information to allow for a decision.) Portions of the work are within the upland review area and the WPLO area of Muddy Brook and Sasco Brook.

Owner of Record: Perkins Real Estate LLC

Applicant: Curt Lowenstein, Landtech

In accordance with Section 6 of the *Regulations for the Protection and Preservation of Wetlands and Watercourses of Westport* and Section 30-93 of the *Waterway Protection Line Ordinance* and on the basis of the evidence of record, the Conservation Commission resolves to **APPROVE** Application **#IWW,WPL-10960-20** with the following conditions:

1. It is the responsibility of the applicant to obtain any other assent, permit or license required by law or regulation of the Government of the United States, State of Connecticut, or of any political subdivision thereof.
2. If an activity also requires zoning or subdivision approval, special permit or special exception under section 8.3(g), 8-3c, or 8-26 of the Connecticut General Statutes, no work pursuant to the wetland permit shall commence until such approval is obtained.
3. If an approval or permit is granted by another Agency and contains conditions affecting wetlands and/or watercourses, the applicant must resubmit the application for further consideration by the Commission for a decision before work on the activity is to take place.
4. The Conservation Department shall be notified at least forty-eight (48) hours in advance of the initiation of the regulated activity for inspection of the erosion and sediment controls.
5. All activities for the prevention of erosion, such as silt fences and hay bales shall be under the direct supervision of the site contractor who shall employ the best management practices to control storm water discharges and to prevent erosion and sedimentation to otherwise prevent pollution, impairment, or destruction of wetlands or watercourses. Erosion controls are to be inspected by the applicant or agent weekly and after rains and all deficiencies must be remediated with twenty-four hours of finding them.
6. The applicant shall take all necessary steps to control storm water discharges to prevent erosion and sedimentation, and to otherwise prevent pollution of wetlands and watercourse.
7. Organic Landscaping practices are recommended as described by the Northeast Organic Farming Association.
8. All plants proposed in regulated areas must be non-invasive and native to North America.
9. Trees to remain are to be protected with tree protection fencing prior to construction commencement.
10. The bottom of all storm water retention structures shall be placed no less than 1 foot above seasonal high groundwater elevation.
11. The applicant shall immediately inform the Conservation Department of problems involving sedimentation, erosion, downstream siltation or any unexpected adverse impacts, which development in the course or are caused by the work.
12. Any material, man-made or natural which is in any way disturbed and/or utilized during the work shall not be deposited in any wetlands or watercourse unless authorized by this permit.
13. Any on-site dumpster shall be covered at the end of each workday to prevent debris/litter from inadvertently entering surrounding wetlands and/or watercourses.

14. A final inspection and submittal of an "as built" survey is required prior to the issuance of a Certificate of Compliance.
15. Conformance to the conditions of the Flood and Erosion Control Board of March 4, 2020.

SPECIAL CONDITIONS OF APPROVAL

16. Conformance to the plans entitled:
 - a) "Site Improvements for a Proposed Single Family Residence Site Plan Prepared for Perkins Real Estate LLC, 26 Highland Road, Westport, Connecticut", Sheet C-1 and C-2, Scale: 1"=20', dated January 23, 2020 and last revised to February 26, 2020, prepared by Landtech
 - b) "Stormwater Management Report for 26 Highland Road, Westport, Connecticut", dated January 9, 2020 and last revised to February 26, 2020, prepared by Landtech
 - c) Architectural Plans entitled: "Perkins Family Addition 26 Highland Drive, Westport, CT", (sheets H1, H2), dated January 10, 2020 and last revised to February 3, 2020, prepared by John Jones Architect
17. The wetland boundary as previously flagged by Soil Scientist, Chris Allan, shall be re-established in the field prior to work commencement.
18. The silt fence backed by haybales as indicated on the site plan shall be installed in the field prior to work commencement.
19. A site monitor shall be selected with contact information provided to the Conservation Department staff prior to start of work commencement. Said monitor shall provide monthly sediment and erosion reports to ensure the sediment and erosion controls are effective through construction, until the site is stabilized.
20. The site engineer oversee the drainage installation and certify that it is installed correctly prior to the issuance of a CCC.
21. Install erosion control prior to construction commencement just outside the limit of disturbance as shown on the site plan.
22. All planting within the wetland area shall be done by hand. Mulching within this area should be done with organic leaf mulch.
23. Conservation Department shall be contacted 48 hours prior to construction commencement.
24. The Wetland Restoration Planting Plan shall be amended to include the height and/or diameter breast height (dbh) or caliper of proposed trees and height for shrubs. Trees shall be a minimum of 2" caliper. Shrubs a minimum height of 3'-4'. Said amended plan shall be submitted prior to issuance of a zoning permit.
25. The restoration plan for the pocket wetland shall be increased to include more plantings.
26. The raingarden planting plan shall be amended to include actual plantings as well as a description of the proposed seed mix. Said amended plan shall be submitted prior to issuance of a zoning permit.
27. A bond to cover the cost of plantings shall be submitted prior to issuance of a zoning permit and held for one full year following time of installation.
28. Provide a maintenance/management plan for the raingarden to the Conservation /Department for review and approval. This plan shall be recorded on the Land Records prior to the issuance of a Conservation Certificate of Compliance.
29. The pool is not approved at this time. The applicant may submit an application to the Conservation Department Staff with an application for issuance of a pool permit in the same location. This permit shall be managed administratively, if staff finds the submitted plans acceptable.

This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect, then this conditional approval is likewise void. The applicant may refile another application for review.

This approval may be revoked or suspended if the applicant exceeds the conditions or limitations of this approval, or has secured this application through inaccurate information.

**Motion: Rycenga Second: Bancroft
Ayes: Rycenga, Bancroft, Davis, Carey, Perlman
Nays: 0 Abstentions: 0 Vote: 5:0:0**