



**WESTPORT, CONNECTICUT  
CONSERVATION COMMISSION**

TOWN HALL - 110 MYRTLE AVENUE  
WESTPORT, CONNECTICUT 06880  
(203) 341-1170 • FAX (203) 341-1088

September 25, 2020

6 Manitou Court LLC  
2 Manitou Court  
Westport, CT 06880

**Re: 6 Manitou Court, Westport, CT  
Application #WPL 11051-20**

To Whom It May Concern:

This letter serves to confirm that at the September 23, 2020 meeting, the Conservation Commission reviewed and approved the above-referenced application to elevate and renovate a single-family residence along the river and construct an enclosed breezeway connecting to a new addition with an in-ground pool up-gradient and outside the WPL, located on Tax Assessor Map: C05, Lot: 039; on the property located at 6 Manitou Court. A copy of the Commission's findings and resolution is enclosed for your use.

According to the Governor Lamont's Executive Order 7(l) Section 19 F, these findings and resolution are being sent to you by e-mail and regular mail rather than by certified mail.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

Anna Rycenga  
Conservation Commission Chairperson

CC: Andy Soumelidis, Landtech



**WESTPORT, CONNECTICUT  
CONSERVATION COMMISSION**

TOWN HALL - 110 MYRTLE AVENUE

WESTPORT, CONNECTICUT 06880

(203) 341-1170 • FAX (203) 341-1088

**TOWN OF WESTPORT  
WATERWAY PROTECTION PERMIT**

No. WPL 11051-20

Effective Date: September 23, 2020

This PERMIT authorizes Andy Soumelidis, Landtech, APPLICANT, and 6 Manitou Court LLC, OWNER to conduct the following REGULATED ACTIVITY: to elevate and renovate a single-family residence along the river and construct an enclosed breezeway connecting to a new addition with an in-ground pool up-gradient and outside the WPLO. The driveway will remain in the same general location. The second on-site single-family residence will be demolished. The project includes a new septic system, filling, grading, terraced walls and drainage improvements. The existing deck will be rebuilt. The seawall shall be repaired and will remain in the same location and height. The dock will remain. A portion of the work is within the WPLO of the Saugatuck River, on the property located at 6 Manitou Court; Specifically, Assessor's Map #C05, Lot# 039, Westport, Connecticut; in conformance with the laws of the State of Connecticut, and the Town of Westport.

This PERMIT is issued upon application of the PERMITTEE in accordance with the Waterway Protection Line Ordinance, and the CONDITIONS OF APPROVAL listed in the Resolution adopted at the Conservation Commission's meeting convened on the above-referenced date.

Acceptance and application of this license is both an implied and expressed agreement by the holder and his agents to comply with and adhere to all terms and conditions of this permit.

No change or revision of this permit may occur without the prior written authorization of the Conservation Director, said authorization to be issued only upon submission of a written request describing the proposed deviation and supporting reason. Similarly, this permit is non-transferable. Requests for such transfers are to be submitted in writing to the Conservation Director describing the proposed transfer, the reason for such transfer, and an acknowledgment that nothing regarding the transfer shall in any way shift or limit the liability of any other person unless and until the transfer is authorized in writing by the Conservation Director.

In issuing this PERMIT, the Conservation Commission has relied upon the applicant's assurances, and makes no warranties, either expressed or implied, and assumes no liability with regard to the structural integrity of the design of any structures, or to the engineering feasibility of efficacy of such design.

In event that the Permit Holder becomes aware that there may be a noncompliance with any provision of the approval, the Permit Holder shall immediately inform the Conservation Director, and shall take all reasonable steps to ensure that any noncompliance is avoided, or, if unavoidable, minimized to the greatest extent possible, with such notification not excusing the noncompliance.

The holder of the PERMIT, and his agents and representatives, acknowledges that the issuance of the PERMIT does not in any way relieve or excuse said PERMITTEE of the obligation to obtain any other approvals required by applicable local, state, and federal law.

**FAILURE TO CONFORM TO THE TERMS AND CONDITIONS OF THIS CERTIFICATE  
WILL SUBJECT THE CERTIFICATE HOLDER, TO ENFORCEMENT ACTIONS,  
INCLUDING PENALTIES AS PROVIDED BY LAW.**

Westport Conservation Commission

  
\_\_\_\_\_  
Anna Rycenga  
Chairperson

**Conservation Commission**  
TOWN OF WESTPORT  
**Conditions of Approval**  
**Application #WPL-11051-20**  
**Street Address: 6 Manitou Court**  
**Assessor's: Map C05 Lot 039**  
**Date of Resolution: September 23, 2020**

**Project Description:** To elevate and renovate a single-family residence along the river and construct an enclosed breezeway connecting to a new addition with an in-ground pool up-gradient and outside the WPLO. The driveway will remain in the same general location. The second on-site single-family residence will be demolished. The project includes a new septic system, filling, grading, terraced walls and drainage improvements. The existing deck will be rebuilt. The seawall shall be repaired and will remain in the same location and height. The dock will remain. A portion of the work is within the WPLO of the Saugatuck River.

**Owner of Record:** 6 Manitou Court LLC  
**Applicant:** Andy Soumelidis, Landtech

In accordance with 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 #WPL 11051-20 with the following conditions:

**STANDARD CONDITIONS OF APPROVAL**

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 **September 2, 2020**.

### SPECIAL CONDITIONS OF APPROVAL

16. Conformance to the plans entitled:
  - a) "Proposed Site Improvements for a Single Family Addition and Renovation – **Demolition Plan**, 6 Manitou Court LLC., 6 Manitou Court, Westport, CT", **Sheet C-0**, Scale: 1"=20', Dated **May 12, 2020** and last revised to **September 16, 2020**, prepared by Landtech
  - b) "Proposed Site Improvements for a Single Family Addition and Renovation – **Layout Plan**, 6 Manitou Court LLC., 6 Manitou Court, Westport, CT", **Sheet C-1**, Scale: 1"=20', Dated **May 12, 2020** and last revised to **August 11, 2020**, prepared by Landtech
  - c) "Proposed Site Improvements for a Single Family Addition and Renovation – **Utility & Grading Plan**, 6 Manitou Court LLC., 6 Manitou Court, Westport, CT" **Sheet C-2**, Scale: 1"=20', Dated **May 12, 2020** and last revised to **August 28, 2020**, prepared by Landtech
  - d) "Proposed Site Improvements for a Single Family Addition and Renovation – **Notes & Details**, 6 Manitou Court LLC., 6 Manitou Court, Westport, CT" **Sheet C-3**, Scale: 1"=20', Dated **May 12, 2020** and last revised to **August 11, 2020**, prepared by Landtech
  - e) "Proposed Site Improvements for a Single Family Addition and Renovation – **Notes & Details**, 6 Manitou Court LLC., 6 Manitou Court, Westport, CT" **Sheet C-4**, Scale: 1"=20', Dated **May 12, 2020** and last revised to **September 16, 2020**, prepared by Landtech
  - f) "Proposed Site Improvements for a Single Family Addition and Renovation – **Illustrative Plan Showing Exempted Grading**, 6 Manitou Court LLC., 6 Manitou Court, Westport, CT" **Sheet C-5**, Scale: 1"=20', Dated **May 12, 2020** and last revised to **August 11, 2020**, prepared by Landtech
  - g) "**Landscape Plan**, 6 Manitou Court, Westport, CT" Scale: 1/16"=1'0", Dated May 14, 2020 and last revised to July 22, 2020, prepared by Wesley Stout Associates, (Sheets: **LP-1.0, LP-1.1, LP-1.2**)
  - h) "**Existing Conditions** Map of Property Prepared for 6 Manitou Court, LLC., 6 Manitou Court, Westport, CT", Scale: 1"=20', Dated March 16, 2020 and last revised to July 23, 2020, prepared by Dennis A. Deilus Land Surveyors
  - i) "**Stormwater Management Report** for 6 Manitou Court Westport, CT", Dated May 12, 2020 last revised to **August 28, 2020**, prepared by Landtech
  - j) **Building Plans** entitled: "McInerney Residence 6 Manitou Court Westport, CT", Scale 1/4"=1'0", Dated **May 12, 2020** and last revised to **July 21, 2020**, Sheets C-1.0 to A-3.0 (17 pgs), prepared by Robert A. Cardello Architecture + Design
  - k) **Connecticut Department of Energy & Environmental Protection, Certificate of Permission**, 6 Manitou Court, 202005391-COP, Dated July 15, 2020
  - l) **NDDB Determination** No.: 202003576, Project: Repair and partial replacement of existing masonry seawall at 6 Manitou Court in Westport, Connecticut From Karen Zyko, CT DEEP; to Tom Ryder Landtech, Dated March 10, 2020
  - m) "**Operations and Maintenance Plan** Report for 6 Manitou Court Westport, CT prepared for 6 Manitou Court, LLC", Dated September 16, 2020, prepared by Landtech, 4 Pages
17. Construction shall follow the updated plans with revised sediment and erosion controls incorporating additional measures including addressing potential erosion on the slope, removal of vegetation, and construction access to the water.
18. Conservation Department shall be notified 48 hours prior to the start of construction for inspection of the erosion and sediment control measures.
19. A site monitor shall be retained for the duration of this project's construction and completion. Said monitor shall ensure compliance with the sediment and erosion control plans and construction



**Findings**  
**Application #WPL-11051-20**  
**6 Manitou Court**  
**Public Hearing: September 9, 2020 and September 23, 2020**

1. **Application Request:** The Applicant is requesting to elevate and renovate a single-family residence along the river and construct an enclosed breezeway connecting to a new addition with an in-ground pool up-gradient and outside the WPLO. The driveway will remain in the same general location. The second on-site single-family residence will be demolished. The project includes a new septic system, filling, grading, terraced walls and drainage improvements. The existing deck will be rebuilt. The seawall shall be repaired and will remain in the same location and height. The dock will remain. A portion of the work is within the WPLO of the Saugatuck River.
  
2. **Plans reviewed:**
  - a) "Proposed Site Improvements for a Single Family Addition and Renovation – **Demolition Plan**, 6 Manitou Court LLC., 6 Manitou Court, Westport, CT", **Sheet C-0**, Scale: 1"=20', Dated **May 12, 2020** and last revised to **September 16, 2020**, prepared by Landtech
  - b) "Proposed Site Improvements for a Single Family Addition and Renovation – **Layout Plan**, 6 Manitou Court LLC., 6 Manitou Court, Westport, CT", **Sheet C-1**, Scale: 1"=20', Dated **May 12, 2020** and last revised to **August 11, 2020**, prepared by Landtech
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- m) **"Seawall Evaluation Memorandum"** To: George Desmond, from: Matthew T Taverna, P.E., GZA Geoenvironmental, Inc., Dated June 25, 2020
- n) **"Geohydrologic Review"** To: George Desmond, from: Anthony Urbano, P.E., GZA Geoenvironmental, Inc., Dated June 25, 2020
- o) **"Operations and Maintenance Plan** Report for 6 Manitou Court Westport, CT prepared for 6 Manitou Court, LLC", Dated September 16, 2020, prepared by Landtech, 4 Pages

**3. Property Description:**

**Total lot area is 56,495 sq. ft. (1.297 ac)**

**Location of 25-year flood boundary:** 9 ft. contour interval. The lower westerly portion of this parcel is below elevation 9.0'. The WPLO is established 15' landward from the 25-year flood boundary of the Saugatuck River.

**Property is partially situated in Flood Zones VE (el. 14)** as shown on F.I.R.M. Panel 09001C0551G Map revised to July 8, 2013.

Existing Boathouse/Residence- **basement floor elevation 6.9', first floor elevation 14.6'**

Proposed Boathouse/Residence- first floor elevation 21.0', open construction below built to VE flood standard

**Existing Site Coverage: 21.9% (10,105 sq. ft.)**

**Proposed Site Coverage: 21.0% (10,690 sq. ft.),** *slope reduction included in calculation*

**Westport Weston Health District approval: June 9, 2020**

No inland wetlands onsite

- 4. **Aquifer:** Property underlain by Sherwood Island Aquifer, which is a coarse-grained stratified drift aquifer. The property is **NOT** within the Town's wellfield protection zone
- 5. **Coastal Area Management:** The project is within the Coastal Area Management Zone. The coastal resources found onsite include:  
Coastal Waters and Estuarine Embayments
  - a. The site is located on the eastern bank of the Saugatuck River within the tidal range of the river about 5000 feet upstream of the mouth of the river into Long Island Sound. Coastal waters are those which contain a salinity of at least five hundred parts per million under low flow stream conditions.  
Modified Bluffs & Escarpments means bluffs or escarpments which have been temporarily stabilized by erosion control structures.
  - b. This site has been modified from a natural physiological state as evident by the existing seawall structure and stone slope that is located on the western portion of the property.

Tidal Wetlands means those areas which border or lie beneath tidal waters and whose surface is at or below an elevation of one foot above local extreme high water; and upon which may grow or be capable of growing vegetation species defined in CGS Section 22a-29(2). The vegetation on this site exists from the face of the seawall to the Saugatuck River.

Coastal Hazard Areas means those land areas inundated during coastal storm events or subject to erosion induced by such events, including flood hazard areas as defined and determined by the National Flood Insurance Act.

**6. Vegetation Description**

The portion of the property nearest the Saugatuck River (western portion) and seawall consists of manicured lawn on the northern end transitioning into a gravel patio then to an elevated deck towards the southern portion. Some areas are interspersed with the invasive *Phragmites australis*. Beyond this lower section, the site transitions to a steep slope consisting of a mix of mature trees and shrubs with ornamental species

surrounding the existing residence. Some disturbed areas of the slope show sign of erosion due to stormwater runoff originating from the existing driveway. Further upslope, beyond the driveway and secondary residence/garage, the property is mostly wooded with ledge outcroppings visible and sign of groundwater seeps or drainage discharge to surface

**Soils:** The USDA classifies the soils onsite as Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky (73E) which is a well-drained soils complex formed in loamy melt-out till. The USDA Web Soil Survey review of building site development for this soil show the soil's ratings for development as "very limited" for dwellings with basements (and without) and shallow excavations. The reason behind this designation is primarily attributed to the presence of slopes.

**7. Previous Permits issued:**

**WPL/E-9599-13:** Remove underground oil storage tank, Install 500-gallon underground propane tank

**WPL/E-5265-95:** Addition to residence

The Flood and Erosion Control Board **approved** the application at the **September 2, 2020 hearing**. Special conditions include:

- a) Submission of a temporary grading plan for construction access;
- b) Submission of certification from a professional engineer that the piers and breakaway walls for the boathouse/residence have been installed as designed; and,
- c) A site monitor be retained to provide weekly reports to the Town during the construction process.

The drainage proposal is acceptable to the Engineering Department.

The Application was approved by the Westport Weston Health District on June 9, 2020 for the indoor pool and the proposed septic design. The proposal consists of a 1500-gallon septic tank, 1500-gallon pump chamber and 60' of Eljen Mantis system for the septic fields. An ejector grinder pump is located in the basement of the barn and the pump chamber are both equipped with alarm panels. The ejector pump will also have a backup battery and both will be connected to the generator.

The Application received approvals by the Connecticut Department of Energy and Environment Protection (CT DEEP) on July 15, 2020 (**202005391-COP**) The permit allows for repairs to the seawall including adding weep holes in the ~90' southern section and a geotextile fabric along the rear of ~145' of northern section of seawall. Additionally, it approves the lifting of the existing boathouse on new masonry piers, rebuilding the deck, and retain the existing dock/float. The Applicant also received NDDB Determination No: 202003576, "Project: Repair and partial replacement of existing masonry seawall at 6 Manitou Court in Westport, Connecticut" on March 10, 2020. The recommendation was to search the immediate areas for diamondback terrapins to protect them from the possibility of being run over or disturbing their habitat area.

**8. Waterway Protection Line Ordinance**

Section 30-93 of the WPLO ordinance states the following: An applicant shall submit information to the Conservation Commission showing that such activity will not cause water pollution, erosion and or environmentally related hazards to life and property and will not have an adverse impact on the preservation of the natural resources and ecosystems of the waterway, including but not limited to, impact on ground and surface waters, aquifers, plant and aquatic life, nutrient exchange and supply, thermal energy flow, natural pollution filtration and decomposition, habitat diversity, viability and productivity and the natural rates and processes of erosion and sedimentation.

**9. Discussion:**

The Commission finds that the Connecticut DEEP has issued a Certificate of Permission for both the seawall repairs, erosion stabilization, dock/pier replacement, and for the house lift and pier foundation work. The state has put limitations on work including timing activities to coincide with low tide, limiting site excavations, establishing a work sequence, and setting other site-specific limits for the work required. The applicant is also aware of Diamondback Terrapin in the general area and the work area will be checked each morning for their presence.

The seawall work includes repairs, inclusion of weep holes, removal of backfill and installing geotextile fabric and backfilling within the limits of the Coastal Jurisdiction Line (CJL), which occurs at the face of the seawall. This work lies within the limits of the Waterway Protection Line Ordinance (WPLO) and will be done from the property using land-based equipment and hand tools. Excavated materials will be stored onsite and reused for backfilling. A turbidity curtain will be installed along the seawall at the start of site construction. The Commission finds that the use of a site monitor to oversee excavation activities, monitor sediment and erosion controls, and report any issues related to the work directly in the WPL will help to ensure that proposed safeguards are in place throughout construction.

The Commission finds that the applicant has submitted a detailed construction sequence (found on Site Plan C-4) wherein it establishes five phases of construction activity. The applicant describes steps to be taken in each phase and describes benchmarks to be reached. The areas of this phase work are also depicted on Site Plan C-0 by shading and boundaries being established.

The applicant proposes to work within the areas of steep slope for the house construction/addition. The Commission finds that the existing slope shows evidence of erosion and a deteriorated condition where extensive vegetation is not established. This is exacerbated by the amount of uncontrolled stormwater runoff from the existing driveway area. The Commission finds that this site's main attribute/characteristic of slope requires special attention during the construction phases. The Commission finds that requiring a site monitor to provide weekly reports noting the condition of sediment and erosion controls and provide actionable items for the contractor to address to ensure the stability of the site.

The Commission finds that the condition of the slope will be further degraded if/when the remaining vegetation, primarily mature trees, are removed and not controlled. The soils will migrate downhill through erosive actions and be deposited within the WPL. The applicant has provided sediment and erosion controls on the proposed site plan that consists of installing silt fence, construction entrance/anti-mud tracking pad and stockpile location. The silt fence locations consist of a double row of silt fence along the seawall at the toe of slope, an intermediary fence across the steep slope section, and another row of silt fence further upslope.

The Commission finds that silt fencing, anti-tracking pad/excavator access, controlled vegetation removal, construction phasing plan represents a plan to control possible erosion onsite. The Commission finds that additional measures provided with this plan following recommendations found within the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control. The applicant shall strictly adhere to the construction sequence, limiting areas of exposed soils at one time and keep vegetation or stumps in place as noted. The Commission finds that the Construction Sequence located on the "Addition & Renovation Notes & Details, Sheet C-4" of the proposed site plan is updated to include a detailed sequence. Any diversions from the sequence will require review by the Conservation Department Staff, the site monitor and Engineering Department. Any

proposed problems from erosion shall be addressed as soon as possible to limit erosion. Any additional runoff of eroded sediments or uncontrolled stormwater will complicate these construction activities that are directly adjacent to the resource (the Saugatuck River)

The drainage from portions of the new addition, driveway, and pervious parking court are proposed to be collected within the parking court subbase reservoir. The reservoir will be 11" thick of stone with internal confinement berms and is partially wrapped on the edges with an impermeable poly-liner barrier. The reservoir will have a 4" thick layer of open-graded base stone above with an additional 5" thick of porous asphalt as the final top course. The reservoir has been sized to hold the volume of water equal to the first 1" of rainfall to manage the water quality volume. Excess water is piped, as an overflow, into a 6" pipe that drains downslope along the southerly property line. This overflow will be directed into a hydrodynamic vortex separator, the "Hydro International Downstream Defender". This unit will retain sediments and oils from stormwater runoff within the structure and allow stormwater to flow pass. This unit is considered a BMP (Best Management Practice), in addition to the driveway, to treat stormwater from the driveway and parking court. The Commission finds that Conservation staff discussed options with the design engineer and the Engineering Department to address water quality concerns regarding pollutants entering from the parking area. The Commission finds that the routine methods of water quality treatment such as biofiltration swales and raingarden designs would not work within the site characteristics and installation comes with limitations of steep slopes and limited depth to bedrock. The Commission finds that the engineered solution is appropriate for deployment in this area. Both the pervious pavement and hydrodynamic separator's success are reliant on proper functionality. The Commission finds that the owners should be made aware of the proper maintenance of the unit and asphalt and adhere to their upkeep. The Commission finds that the applicant has submitted an operation and maintenance procedure for the drainage structure and pervious driveway. The Conservation Commission requires the "Operation And Maintenance Plan" shall be recorded on the land records for all future homeowners to be aware of prior to purchase, prior to the issuance of a Conservation Certificate of Compliance.

Beyond the hydrodynamic separator, the stormwater, continues where it joins a 6" pipe originating from the existing catch basin along the driveway. It is subsequently joined by the footing drain of the addition. The terminus of this drainpipe is located at the base of the slope. The water discharges landward of the Coastal Jurisdiction Line (CJL) into an energy dissipator pad located beneath the proposed deck.

The other portions of the stormwater runoff from the proposed addition discharges into the 44' long gravel trench located downhill from the new addition and landscape terracing. This will function as a level spreader to disperse the runoff from the portion of the roof area identified in the drainage analysis. The stormwater from lower "boat house" portion of the site will not be managed and remain untreated as it is in its current condition.

The Commission finds that the "Stormwater Management Report" provides information on management of stormwater onsite. They do not provide storage for the 25-yr storm event due to the site's location in relation to the Saugatuck River. The report shows that the three distinct drainage areas of the proposed construction onsite provide water quality volumes for treatment. The report states this is an improvement for water quality over the current condition.

The Commission finds that there are two areas of concern with the existing groundwater management onsite. One includes a side hill weep noted during onsite inspections of the property. This area is located near the existing shed along the driveway. It shows

evidence of groundwater reaching the surface identifiable with the visible "orange" staining of the nearby areas. The air oxidizes the minerals in the water, primarily iron, forming ferric hydroxides, which result in the staining. The other area of concern noting this condition, is along the rear of the existing garage structure where a pipe discharges near the existing fire pit. The same evidence of staining is an indicator of groundwater being collected and discharged to the surface. The Commission finds that the applicant proposes a significant amount of excavations and walls forming terraces onsite. The retaining wall downhill from the septic shows 4" weep holes. The other proposed walls will encounter the groundwater and therefore need footing drains to manage water. The Commission finds that any pipe or weep hole acting as a footing drain (other than what is shown from the addition) shall discharge uphill from the WPLO to allow for management of the groundwater. The Commission finds that the applicant shall address the concerns by showing the location of drains and perforated pipe for each constructed wall and where the discharge will be managed prior to issuance of a Zoning Permit.

The proposed subsurface sewage disposal system (septic system) has been reviewed and approved by the Westport Weston Health District on June 9, 2020. The system is an Eljen Mantis system designed for a five (5) bedroom residence. The system detail shows the select fill required and associated grading and wall needed for construction. Of concern was the location of the septic and proposed walls surrounding the fill needed to raise the bottom of the septic above the **four feet** required to be above ledge. The wall is not to act as a conduit for the effluent. Additionally, the Commission requires the updated plans be reviewed by the Westport Weston Health District prior work commencement. The ejector grinder pump is located in the basement of the barn and the pump chamber are both equipped with alarm panels. The ejector pump will also have a backup battery and both will be connected to the generator.

The Commission finds that the proposed indoor pool depth shall not exceed 4.5 ft. This depth represents the depth of the footings for the building thereby not exceeding the depth of excavation that would normally be needed for a standard pool. This would limit the ledge removal needed onsite as the plans currently show a need for an approximate 10' cut for the eastern foundation wall of the barn structure.

The Commission finds that the application also includes a "Landscape Plan" that proposes plants throughout the site. The selected plants appear to be native, non-invasive species. The collection of plants ranges from herbaceous, to shrub, to trees. A total of 20 trees are proposed, ranging in height from 8' to 30'. These trees, though considerably smaller than the mature trees currently onsite that are scheduled for clearing, are larger selections for landscaping installation projects and will require the use of heavy equipment to install. The Commission finds that the installations shall be done with care to ensure that all sediment and erosion controls remain in place during planting. The Commission finds that the recommended site monitor should also review plantings until the area is stable.



## TOWN OF WESTPORT

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CONSERVATION DEPARTMENT  
110 MYRTLE AVENUE, WESTPORT, CT 06880  
(203) 341-1170

*Dear Property Owner:*

*Congratulations!*

*You or your contractor has just received a permit from our office to install an in-ground swimming pool on your property. In an effort to better protect the health of the wetland and or watercourse that may be on your property and the overall water quality of Long Island Sound, the Conservation Commission has adopted a list of Best Management Practices to follow for the maintenance of your pool. Each condition should be applied as applicable to your property.*

### **STANDARD CONDITIONS OF APPROVAL FOR SWIMMING POOLS PROPOSED NEAR WETLANDS AND WATERCOURSES.**

1. The pool should be serviced by a diatomaceous earth, sand/cartridge or some other kind of recirculating, closed filter system.
2. Pool chemicals should be stored in an enclosed container in an enclosed area preferably above the 100 year flood elevation. Pool equipment should be located at or above the 100 year flood elevation.
3. When pools are proposed in an area that abuts a waterway or wetland, a vegetated buffer should be maintained between the pool and the waterway or wetland.
4. Alternative use of chlorine for sanitation should be sought from the pool company. These include: salt chlorine generators, ozonators, ionizers, or mineral purifiers.
5. Pools should be covered over the winter or when they will not be in use for long periods of time, i.e. three (3) or more months.
6. When discharging pool water at the end of the season for winterization, no direct discharge to a watercourse or wetland is allowed; a 50ft separating distance with some kind of energy dissipation at end of hose is required. Discharge to the municipal sanitary sewer is prohibited.
7. The pool water to be discharged shall have a pH between 6.5 and 8.5. The chlorine level shall be less than 1.0 mg/l and not cause foaming or discoloration of the receiving waters.

***Please do not hesitate to contact our office if you have any further questions at 203-341-1170 or [www.westportct.gov/conservation](http://www.westportct.gov/conservation)***

*Thank you and best wishes with your new pool!*  
*The Westport Conservation Department*