



CONSERVATION DEPARTMENT
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WESTPORT™

**DRAFT
MINUTES
WESTPORT CONSERVATION COMMISSION
JUNE 12, 2025**

The June 12, 2025 Special Meeting of the Westport Conservation Commission was called to order at 7:00 p.m. in the Room 201/201A of the Westport Town Hall.

ATTENDANCE

Commission Members:

Josh Lewi, Chair
Patrick Ryll, Vice Chair
Brian Whiting, Sergeant at Arms
Michele Carey-Moody
Timothy Kwong
Paul Davis, Alternate

Staff Members:

Colin Kelly, Conservation Director
Andrew Hally, Conservation Analyst
Susan Voris, Admin. Asst. III

This is to certify that these minutes and resolutions were filed with the Westport Town Clerk within 7 business days of the June 12, 2025 Special Meeting of the Westport Conservation Commission pursuant to Section 1-225 of the Freedom of Information Act.

Colin Kelly
Conservation Director

- 1. 601, 606, and 609 Riverside Avenue, 91 and 96 Franklin Street, 2 and 16 Railroad Place (The Hamlet at Saugatuck):** Application #WPL-12098-25 by Eric D Bernheim, Esq. on behalf of applicant, ROAN Development Ventures, LLC, for properties owned by Robert Sloat, Hanes Realty Corp, TGN Properties LLC, Railroad Place of Westport LLC, to redevelop the properties to create a mix of commercial, hotel and residential uses in the Saugatuck area. The proposed activity is partially within the WPL area of the Saugatuck River.

All members of the Commission visited the site in preparation for this meeting.

Mr. Kelly highlighted what has happened since the April 30, 2025 meeting including:

- Site walk on May 9, 2025;
- The scheduled May 14, 2025 Special meeting was rescheduled at the applicant's request to allow them to respond to comments;
- The Flood and Erosion Control Board did not hear the application at their May 7, 2025 hearing;
- The Flood Board heard the application on June 4, 2025 and closed the hearing. They made a decision on June 10, 2025.
- The applicant provided updated plans including:
 - Architecturals dated April 14, 2025 updated to May 28, 2025;
 - Stormwater Report dated January 22, 2025 updated to May 28, 2025;
 - Southwest Conservation District Report dated May 5, 2025;
 - Site Plans dated January 22, 2025 updated to May 28, 2025;
 - Emergence Action Plan and Maintenance Plan dated May 29, 2029;
- Comments from LandTech responding to questions from:
 - Flood Board dated May 29, 2025;
 - Southwest Conservation District dated June 3, 2025;
 - Conservation Department dated June 3, 2025;
- Email with updated comments from John Gaucher dated June 3, 2025; and
- 45 new Public comments have been added to the website.

Andy Soumelidis, PE discussed the stormwater improvements. They removed the tunnel from the plan. He stated the removal of the tunnel was the impetus for getting the DEEP approval at this time. They were challenged to create a treatment train beyond the hydrodynamic separator in the parking garage. He noted the drainage system will sheetflow runoff from the patios through the planters and tree wells, which has a bio-mix media before getting to the hydrodynamic separator. After being treated by the hydrodynamic separator, the runoff will be directed to a Kraken system before discharging to the river. He noted this system has been reviewed by the DEEP, the Town's Engineering Dept and the third party reviewer to get the maximum extent possible for stormwater treatment. The 100 year storm is being treated. He stated he has seen the comments from the public. All the new comment were a copy and paste of same letter. He addressed the following issues:

- Lighting and noise – along the boardwalks and marina, they will be using bollard lighting, which will be low level lighting. He noted this project is in the area of the I-95 and Metro North. Any animals or birds are already used to the noise levels.
- There are no trees on the site currently. This is a very commercial area. They will be adding plantings with this proposal.

Mr. Soumelidis stated they have no objections to the proposed conditions.

Mr. Lewi asked who is responsible for operation and maintenance.

Mr. Soumelidis stated the property management owner. He added they are willing to submit reports to Conservation Dept or have the reports available for review onsite.

Mr. Davis asked about the distance from groundwater to treatment system.

Mr. Soumelidis stated the treatment system is enclosed in a cask.

Mr. Kelly asked for a discussion about benchmarks for remediation.

Brian Cutler, LEP, stated that once the project moves forward, someone will be assigned to oversee the project. This project will be overseen either by the State or a licensed LEP. It must comply with the State remediation standards. He stated the request to submit remediation reports to the Town is not unreasonable and they are willing to do that. He stated the final report is called a Remediation Action Summary.

Mr. Lewi asked for public comment.

Carol Reichhelm, 127 Riverside Avenue, tunnel has been removed and wonders if it will be come back. There has not been a lot of time for the review by the public. Everything submitted has been last minute. She noted concern for the osprey that are in the area.

Dara Lamb, 21 Sea Spray, asked what it would cost the Town if they had to take over this project. What happens when the remediation area is open and there is a weather occurrence such as rain or high winds as we have seen in this area? She noted that secant piling can permeate over time if abuts contaminated soils. She asked who will be doing the dewatering oversight. She stated that the public has a right to be a part of the dialogue and the answers.

Gloria Gouveia, 131 Kings Highway N, stated she is a land use consultant and was a former P&Z official. She asked on behalf of Wendy Batteau of the RTM, who had to go to another meeting, whether runoff in the wet garage would go through treatment system. Speaking for herself, she stated that she has not heard anything about TCE's, PCE's PCB's, and VOC's. She stated that we do not know the extent of the contamination. More testing will be done after demolition of the buildings. Why was a Phase 2 Study not done. She noted there are interesting methods of sediment and erosion controls and whether the Commission should have the applicant come back for a discussion about the this issue for the Commission and public. She stated Osprey are more commonly seen now but not that was not the case in 1979. She and Fran Pierwola, a previous Conservation Director, sited the first Osprey in years in 1979. The reason for this was poor water quality and soil contamination. She stated this is too large a project for the statutory time limits imbued by the State. She asked the Commission members whether they have enough information and will they be able to sleep at night.

Toni Simonetti, 27 Long Lots, moved here 25 years ago. She moved to Westport because of the natural resources available. She is concerned with oversized development on the river. She asked the Commission to preserve the river. Regarding the remediation, we don't know how much contamination there is, how deep it is and if it is into the groundwater. She stated we need more information.

Mr. Lewi stated the Commission cannot go into hypotheticals. If the applicant is amenable, please address some concerns.

Mr. Cutler described secant piling is, which is a concrete piling. He described their installation. He noted that a chlorinated solvent is a degreaser and will not affect the secant pilings. There is a Phase 2 Study that determines the extend of the contaminants. They have a fairly good understanding of where the contaminants are located. They do not need a new study as all materials on this site will be removed as the scope of work. He addressed the remediation should a flooding situation happen. They have systems in place that will dewater the site. The site will shut down. It will be monitored. The airborne contaminants will have a monitoring plan established and a set mg/l limit and they will have materials onsite to address

the issue. The dewatering oversight will have oversight by the LEP and the site Civil Engineer. The monitoring reports will be given to the Town.

Ms. Lamb asked what happens in the case of a weather event.

Mr. Cutler stated they will monitor weather and shut down site. Everyone has been past an environmental remediation site that has greater impact.

Ms. Simonetti and Ms. Reichhelm asked about the contamination on neighboring properties getting.

Mr. Cutler noted there will be a system between the property and the garage.

Mr. Soumelidis reviewed the sediment and erosion controls.

Mr. Kwong addressed a question directed at the Commission members. He does believe that he has received adequate information based documents on the town’s website, what was presented at the previous meeting, by the Conservation Staff, SWCD as a third party reviewer, and here at this meeting including a review of same information presented previously.

Motion to close the public hearing.

Motion: Kwong Second: Ryll
Ayes: Kwong, Ryll, Carey Moody, Davis, Lewi, Whiting
Nays: None Abstentions: None Vote: 6:0:0

Findings
Application #WPL 12098-25
601, 606 and 609 Riverside Avenue, 91 and 96 Franklin Street, 2, 20, and 16 Railroad Place
(The Hamlet at Saugatuck)
Public Hearing: April 30, 2025, & June 12, 2025

1. **Applicant:** Eric D. Bernheim, Esq. on behalf of ROAN Development Ventures LLC
2. **Owners of Record:** Robert Sloat, Hanes Realty Corp., TGN Properties LLC, Railroad Place of Westport LLC
3. **Application Request:** Applicants are requesting to redevelop the properties to create a mix of commercial, hotel and residential uses in the Saugatuck area. The properties at 606 Riverside Avenue, 91 Franklin Street, 20 and 16 Railroad are proposed to be developed with 96 Franklin Street Place on the west side of the development are outside the Waterway Protection Line Ordinance (WPLO) jurisdictional boundary. (*The previous iteration of the plan included a proposed tunnel connection. **This has been removed from the proposed plans**)
4. **Plans and Supporting data Reviewed:**
 - a) **Architecturals**, prepared for The Hamlet at Saugatuck for ROAN Development Ventures, prepared by LandTech, et. als., dated January 6, 2025, and last revised as noted, April 14, 2025, and/or **May 28, 2025**, Scale: As Noted, Sheets: A-001 to A-009, A-100 to A-106, A-160 to A-176, A-450 to A-471 and A-500. (56 Sheets)
 - b) **Existing Conditions Plan**, prepared for The Hamlet at Saugatuck for ROAN Development Ventures, prepared by LandTech, et. als., dated January 22, 2025, and last revised to **April 17, 2025**, Scale: 1" = 30', Sheet: EX-1.0
 - c) **Landscape Plans**, prepared for The Hamlet at Saugatuck for ROAN Development Ventures, prepared by LandTech, et. als., dated January 6, 2025, and last revised to **April 14, 2025**, Scale: As Noted, Sheets: L1.00 -L1.01, L2.00 - L2-01, L3.01 (5 Sheets)
 - d) **Lighting Plans**, prepared for The Hamlet at Saugatuck for ROAN Development Ventures, prepared by LandTech, et. als., dated January 6, 2025, and last revised to **April 14, 2025**, Scale: As Noted, Sheet: LT-100, LT-800, LT-900 (3 Sheets)

- e) **Memorandum on Zoning Requirement** - Parking, prepared for the Hamlet for Roan Ventures, prepared by Walker Consultants, dated March 3, 2025, 4 pages.
- f) **Parking Plans**, prepared for The Hamlet at Saugatuck for ROAN Development Ventures, prepared by LandTech, et. als., dated January 6, 2025, with two undated revisions, Scale: NTS, Sheet: P-100 to P-102 (3 Sheets)
- g) **Peer Review Response**, Conceptual Remediation Plan for Hamlet, Prepared by Tighe & Bond, dated April 3, 2025, 2 pages.
- h) **Phasing Plan (Power Point slides)**, Hamlet Saugatuck, prepared by AP Construction Company, 5 phase plan, dated 2/19/25 and 3.17.25, 11 Sheets
- i) **Request for Plan Review** -601, 606 and 609 Riverside Avenue, 91 and 96 Franklin Street, 2 and 16 Railroad Place: Application #WPL-12098-25: The Hamlet, prepared by Southwest Conservation District, dated May 5, 2025, 11 pages.
- j) **Stormwater Management Report** for Hamlet at Saugatuck, Westport, CT, prepared by LandTech, dated January 22, 2025, and last revised to **May 28, 2025**.
- k) **Summary of Prior Investigations and Conceptual Remediation Plans**, Railroad Place (16 & 40 Railroad Place, 606 Riverside Avenue, 91 Franklin Street), 96 Franklin Street, and 601 & 609 Riverside Avenue, prepared for ROAN Development Ventures, dated January 23, 2025, and revised to March 4, 2025, 285 pages.
- l) **The Hamlet at Saugatuck**, prepared for The Hamlet at Saugatuck for ROAN Development Ventures, prepared by LandTech, et. als., dated January 22, 2025 and last revised to **May 28, 2025**, Scale: As Noted, Sheets: T-1.0 Cover Sheet and Drawing Schedule, EX-1.0 Existing Conditions Plan, C-1.0 Site Layout Plan, C-1.1 Cellar Layout Plan, C-1.2 Site Coverage Plan, C-1.3, Building Setback & Height Plan, C-1.4 Site Amenity Plan, C-1.5 Off-Site Improvement Plan, C-2.0 Site Utility Plan, C-3.0 Site Grading & Drainage Plan, C-3.1 Bio Retention Planter Plan C-4.0 Site Erosion & Sediment Control Plan, C-5.0 Notes & Details, C-5.1 Notes & Details, P-1.0 Profile Plan(15 Sheets)
- m) **Emergency Action Plan & Maintenance Plan** (Draft), Project: The Hamlet, received May 29, 2025, 3 pages.
- n) **Floodproofing of Buildings Narrative**, The Hamlet – Riverside Avenue, Railroad Place, Franklin & Charles Streets, Westport, CT, Prepared by DeStefano & Chamberlain Inc, dated May 15, 2025, revised to May 28, 2025, 5 pages.
- o) **Comment** The Hamlet, Westport CT, written to the **Flood & Erosion Control Board**, prepared by LandTech, Received May 29, 2025, 4 pages.
- p) **Comment** The Hamlet, Westport CT, written to the **Southwest Conservation District**, prepared by LandTech, Received June 3, 2025, 2 pages.
- q) **Comment** The Hamlet, Westport CT, written to Colin Kelly, **Westport Conservation Department**, prepared by LandTech, Received June 3, 2025, 6 pages.
- r) **Operations and Maintenance Plan**, The Hamlet at Saugatuck, Westport CT, dated April 18, 2025, 21 pages.
- s) **Email from John Goucher CT DEEP**, Land & Water Research Division, “LWRD Updated Comments regarding The Hamlet Development Plan Revision” , dated June 3, 2025
- t) **Removed from Application:**
Tunnel Under Riverside Avenue, prepared for The Hamlet at Saugatuck for ROAN Development Ventures, prepared by LandTech, et. als., dated January 22, 2025, and last revised to April 14, 2025, Scale: As Noted, Sheet: ST100

5. WPLO & FEMA Designation

The properties abut the tidal portion of the Saugatuck River. The 25-year flood boundary for the Saugatuck River is established at the 9’ contour interval. The Waterway Protection Line boundary is located 15’ landward from the 9’ contour. The base flood elevation for the 100-year storm event is 13’ NGVD.

6. Facts Relative to this application:

Permits and Applications:

601 Riverside Avenue

- a. CAM/E-2375-88 Fire escape/façade renovation
- b. WPL/E-7356-04 Create a new stair with connection to 1st floor retail space and basement for new coffee establishment

605 Riverside Avenue

- c. WPL/E-5501-96 20 new pilings

Aquifer and Primary Recharge Area: Site is within a groundwater recharge area further identified as coarse-grained stratified drift.

The site is outside the aquifer protection overlay zone.

Coastal Area Management Zone: The property occurs within the Coastal Areas Management Zone. Specifically, the coastal areas identified include “**developed shoreline**” and “**near shore waters**”.

Developed shorefronts are those harbor areas which have been highly engineered and developed resulting in the functional impairment or substantial alteration of their natural physiographic features or systems. They are areas that are intensely developed, generally with bulkheads, seawalls, revetments, or other hard structures that were usually constructed many years ago.

Sewage Disposal: The property is serviced by a public sanitary sewer.

The Natural Resources Conservation Service, Web Soil Survey of State of Connecticut classifies the soil on site as 307- Urban land, which is commonly covered by streets, parking lots, buildings, and other structures of urban areas. The adjacent river is noted as 997-Thames silt loam, subtidal, which is found in channels and developed as subaqueous alluvium and/or estuarine deposits.

7. The WPL Ordinance requires that the Conservation Commission consider the following when reviewing an application:

Sec. 30-93: 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.

8. Discussion:

The proposal consists of several structures, including constructing 3 Hotel structures on 601 and 609 Riverside Avenue that share a common foundation that incorporates underground parking. 2 Railroad Place is proposed as a new commercial structure. 606 Riverside Avenue, 91 and 96 Franklin Street, 2, 20, and 16 Railroad Place are proposed to be developed with five residential structures and one amenity building that share a common foundation that incorporates underground parking. 96 Franklin Street is proposed to have a “Barn Building” for event space and other amenities. These projects as a whole “create a mixed-use hub for commercial and residential uses” to be known as The Hamlet at Saugatuck. The project no longer includes a tunnel connection beneath Riverside Avenue.

The structures within the eastern portion of the development lie wholly within the WPL boundary associated with the Saugatuck River, as indicated on the “Site Utility Plan”, Sheet C-2.0 of the site plans. Stormwater drainage from the rest of the development areas of the project is proposed to discharge within the WPL, terminating at the seawall for the Saugatuck River.

The sites along Riverside Avenue Railroad Place and Franklin are currently developed commercially with an assortment of businesses including restaurants, marina services, retail shops, auto repair, drycleaning and others. Under existing conditions, stormwater runoff from the west side of Riverside Avenue is collected in public storm drains in Riverside Avenue and portions of Charles Street and discharge to the Saugatuck River through two existing 15” reinforced concrete pipes in the seawall. Runoff from the subject properties to the east of Riverside Avenue generally flows toward the Saugatuck River by sheet flow. There are existing catch basins onsite that lead to drywell within the existing properties. Other than these features, there are no noted formal drainage systems for the subject properties, and it is generally assumed the greater portion of stormwater onsite is discharged directly to the Saugatuck River without treatment.

Previous historic use on site has required several different environmental remediation testings, sampling, and other activities in 1998, 2006, and 2011. This collected properties have had several Environmental Site Assessments 2012, 2014, 2017, 2022, 2024 completed for which Loureiro Engineering Associates, Inc. (LEA) provided a document entitled “Summary of Prior Investigations and Conceptual Remediation Plans Railroad Place (16 & 40 Railroad Place, 606 Riverside Avenue, 91 Franklin Street), 96 Franklin Street, and 601 & 609 Riverside Avenue, Westport, CT”, dated 1/23/25 revised to March 4, 2025. Within this report,

LEA proposes “Conceptual Remedial Plans” to manage onsite contamination. The plan generally consists of the excavation of soils above the water table and offsite disposal of soils. Additionally, they will conduct long-term groundwater monitoring to monitor contaminants. The “Conclusions” section of this report states:

- a. *Investigations at the properties comprising the Site have identified contaminants of concern and have supported the development of preliminary conceptual site models. The overall remedial approach for these impacts has been developed based on an understanding of the conceptual site model as well as the future redevelopment plans for the Site. The preliminary remedial plans presented here will be formalized in a conceptual Remedial Action Plan, which will include plans for additional pre-remedial design sampling, as necessary. Information from the pre-remedial design sampling will be incorporated into a Completion of Investigation report.*

The Planning and Zoning Commission is in a concurrent review of this application. As part of their review, they obtained the services of Tighe & Bond, Inc. to conduct a Peer Review. Tighe & Bond provided two responses “Peer Review Response, Conceptual Remediation Plan for Hamlet (Railroad Place, Franklin Street, Riverside Avenue, Westport)” dated March 14, 2025, and April 3, 2025. The April 3rd response states:

- b. *Overall, the applicant's environmental consultant (LEA) did prepare and submit to P&Z a*
- c. *formal document that indicates environmental conditions will be addressed in accordance*
- d. *with state laws and regulations. While we feel LEA did sufficiently respond to our peer*
- e. *review comments, the community still has concerns and questions regarding the current*
- f. *environmental conditions at the properties subject to the redevelopment and the planned*
- g. *remediation. We foresee the environmental conditions being a point of focus as the public*
- h. *meetings continue. As summarized above, the applicant should disseminate the current*
- i. *environmental information into concise non-technical language to be understood by a*
 - j. *broader audience. In addition, the P&Z commission should consider including conditions with*
 - k. *any approvals to provide further reassurance to the Town and community that the*
 - l. *environmental clean-up will be completed in accordance with state laws and regulations.*

The Conservation Commission finds that the Southwest Conservation District (SWCD) conducted a review of the project. Their focus was for any items that may cause significant impacts to the waterbody with regards to the proposed use of sediment & erosion controls, construction sequencing plan, and installation of stormwater management features. The SWCD staff returned comment “Re: Request for Plan Review-601, 606 and 609 Riverside Avenue, 91 and 96 Franklin Street, 2 and 16 Railroad Place: Application #WPL-12098-25; The Hamlet”, on May 5, 2025. The Commission finds that the SWCD report references Westport’s Inland Wetland Regulations as part of the site plan review. They note that although this project is being reviewed under the Waterway Protection Line Ordinance, their review and conceptual ideas utilized in the report are salient and appropriate for the Commission’s consideration with regards to construction management and stormwater treatment. Landtech provided Comments in response to the SWCD comment, and they are incorporated as “**Addendum A**”:

The Commission finds that the applicant’s revised plans address the comments from the Southwest Conservation District (SWCD). They incorporated a series of additional Best Management Practices (BMPs) to provide treatment to effectively create a treatment train to manage removal of pollutants from the stormwater moving through the site. The proposal now includes management of sheet flow stormwater runoff from indicated walkway/promenade areas of the podium and directing it to a collection of concrete planters situated throughout the site between the buildings. These planters will function as biofiltration areas utilizing the soil within the planter to initially filter pollutants from stormwater. The planters have been designed to manage the treatment of the Water Quality Volume (WQV) of areas highlighted in the plan. This WQV is known as the first flush, or 1.3” of rainfall that hits the site. A high-level overflow pipe is also provided to address larger storm events.

The Commission finds that the next phase of the treatment train is directing the stormwater from the podium area, after combining with the water from the roof drains, and directing it to a hydrodynamic vortex separator that allows for removal of fine and coarse sediment particles, hydrocarbons, and floatable debris. After passing through the hydrodynamic separator, a third treatment is provided by the “Kraken Membrane Filter” (Contech Engineered Solutions LLC). This drainage system involves directing the stormwater through a chamber of cartridges filters that contain membranes which allow for further removal of pollutants. This filtration device provides treatment and removal of suspended solids, nutrients, and metals.

Planning and Zoning Staff previously reached out for comments to Connecticut Department of Energy & Environmental Protection (CTDEEP) and received comments from John Gaucher of the Land & Water Resource Division on May 2, 2025, for Coastal Site Plan Review. Mr. Gaucher provided further comments noted as “LWRD Updated Comments regarding The Hamlet Development Plan Revision” on June 3, 2025, that were submitted to Planning & Zoning Staff. The following portion of comments have value for the Commission’s review:

- m. ... It is understood that the town is looking for LWRD to provide some assurance, commensurate with the level of details provided, that the updated stormwater management plan would provide treatment to the maximum extent achievable required for the Department to issue a license to authorize new stormwater discharges to the Saugatuck River.*
- n. From a water quality perspective, the proposed improvements address the concerns that the Division had raised and represent a stormwater treatment train approach that appears to provide treatment to the maximum extent achievable given existing site constraints...*

The Commission finds that each of these proposed BMPs require regular maintenance to allow for proper function and treatment of pollutants. The Commission finds that the applicant has provided an “Operations and Maintenance Plan” to address this issue and dictate proper inspection procedures and maintaining records. The Commission finds that the provided plans follow manufacturing guidelines for each site feature. The Commission requires three annual reports shall be submitted to the Conservation Department after final site approval is granted to note proper procedures are being followed. The Commission finds that the owner shall keep copy of the “Operations and Maintenance Plan” onsite along with the annual logs, and they shall provide those logs to the Conservation Department for future review.

The Commission finds that the potential for the proposed project to have adverse impacts on the preservation of natural resources and the ecosystem of the Saugatuck River is generally categorized into two distinct phases, short-term impacts and long-term impacts. Short-term impacts are likely due to conditions that relate to general site construction, environmental contaminant management, soil excavation, dewatering requirements and others. The applicant has detailed the length of construction would likely take ~ three (3) years to complete in multiple phases. The Commission finds that the updated “Soil Erosion & Sediment Control Plans” addresses previous concerns to provide necessary site controls for an active construction zone adjacent to the resource, the Saugatuck River. The applicant provided responses to specific questions that addressed material handling and dewatering activities on both sites. It also describes procedures for dewatering wastewater discharges to the sanitary sewer. The oversight and monitoring of this action will require the compliance with a DEEP General Permit for the Discharge of Groundwater Remediation Wastewater and/or General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities Discharge of Remediation Wastewater. Landtech provided Comments in response to the Conservation Department comments, and they are incorporated as “Addendum B”. Specifically:

- Dewatering wastewater is pumped into a 21,000-gallon equalization tank(s) (a.k.a. fractionalization (frac) frac tank(s)). The frac tank(s) would be outfitted with an air bubbler system to agitate the water and remove the VOCs from the water by evaporation (also known as air stripping). This process would create very low levels of VOCs in air – less than what would require a permit under the National Emission Standards for Hazardous Air Pollutants (NESHAP).*
- The treated water would then be pumped through a bag filter which would remove the remaining particulates.*
- The treated water would then ultimately be discharged to either the sanitary sewer or storm sewer in accordance with the terms and conditions of one or both of the above General Permits.*

Both “Addendum A” and “Addendum B” include further reference of dewatering activities, including the requirement for General Permits. The Commission finds that the applicant shall provide a copy of this approval to the Conservation Department prior to conducting any dewatering activities onsite.

The applicant addressed questions of construction phasing through differing phases of construction spanning several different seasons and weather conditions. “Addendum A” and “Addendum B” includes further reference to soil management and construction of soldier piles and secant piling system on both sites to manage different phases. Acknowledging the applicants’ efforts to address these questions, the Commission finds that a long-term site monitor shall be utilized during construction. The monitor shall

provide benchmark reporting, or other similar oversight to ensure disturbance of the natural resource is kept to a minimum in all phases of site work until the basement structures are determined to be substantially complete for both portions of the site.

The Commission finds that the existing site complication, namely the environmental contaminants, will be reviewed and managed with proper oversight. The applicant has provided reports outlining the environmental remediation activities needed and heard testimony that the development of the properties will follow a prescribed Remedial Action Plan process that will be set by Brian Cutler P.E., L.E.P. of LEA. The April 3, 2025, response by Tighe & Bond (peer reviewer obtained by P+Z) is noted on page four of this report.

The Commission finds that reports from the Licensed Environmental Professional (LEP) responsible for environmental oversight shall be given to the Conservation Department. A report shall be submitted at the satisfactory completion of the basement level foundation work and another on the completion of the environmental remediation work onsite. The Commission finds that the final report should also contain or reference any long-term monitoring requirements as required by CT DEEP oversight. The Commission finds that this would assure the community that the clean-up onsite has met the expectations of the state laws and regulations.

The Commission finds that the current site characteristic is a fully developed, urban area with little to no stormwater infrastructure onsite. The proposed site conditions will be likewise fully developed, urban area that provide stormwater treatments. The Commission finds that the long-term impacts to the Saugatuck River and the WPL primarily stem from nutrient loading and stormwater quality impacts. Nitrogen is the primary nutrient responsible for contributing to hypoxia in Long Island Sound and its embayments, such as the Saugatuck River. Excessive pathogen loads, such as bacteria, can lead to the closing of shellfish beds. The Connecticut Stormwater Quality Manual notes the primary sources of nitrogen originate from urban stormwater runoff.

o. *“Elevated nutrient concentrations in stormwater runoff can result in excessive growth of vegetation or algae in streams, lakes, reservoirs, and estuaries, a process known as accelerated eutrophication.”* (https://portal.ct.gov/-/media/deep/water/water_quality_management/guidance/cover_swm_mar_2024.pdf) Nitrogen is introduced from the atmosphere through precipitation as abundantly as it is through human activities such as landscape fertilizer application. The National Atmospheric Deposition Program (NADP) Brochure USGS Fact Sheet FS-112-00 (<https://qsb.usgs.gov/acidrain/Program.pdf>) reports that nitrogen deposition through precipitation is due to the introduction of nitrogen oxide emission (fossil-fuel combustion) into the atmosphere and is extremely high in the northeastern United States. The ecosystem associated with East Coast estuaries are very sensitive to the added nitrogen.

The Commission finds that the revised plans provide biofiltration for stormwater from the podium level of the site. This treatment will reduce pollutants from stormwater runoff from the site and mitigates adverse impacts on the health of the Long Island Sound ecosystem through the import of large loads of nutrients and pathogens. Inclusion of the hydrodynamic separator and high capacity cartridge filter system (Kraken) in series, further aids in removing soluble nutrients from the stormwater discharge of the site.

The Commission finds that an “Emergency Action Plan & Maintenance Plan” was provided to address responses to flooding conditions onsite. Responses to questions for site management for flooding conditions were addressed in “**Addendum B.**” The Commission finds that the “Emergency Action Plan & Maintenance Plan” be updated to note:

p. Management is responsible for removal of any debris that occurs during a flood event. All collected materials and debris shall be disposed of off-site.

The Commission finds that the “Operations and Maintenance Plan” shall include language that states all efforts will be made to limit any debris from entering the Saugatuck River from the site, including but not limited to any trash and refuse originating from proposed uses onsite.

9. General Comments:

The Flood and Erosion Control Board (FECB) reviewed this project on May 7, 2025, and June 4, 2025. The Commission finds that Ted Gill, Town of Westport Engineering Department provided a review of the project

on June 3, 2025. The FECB closed the public hearing on June 4, 2025. The FECB approved the application at the June 10, 2025, work session

Addendum A: Comment The Hamlet, Westport CT, written to the Southwest Conservation District, prepared by LandTech, Received June 3, 2 pages.

Civil Engineering · Site Planning Environmental Science & Engineering Structural Engineering · Land Surveying
Permit Coordination & Management Construction Management & Financing

LANDTECH

Southwest Conservation District
51 Mill Pond Road
Hamden, CT 06514

Re: COMMENT THE HAMLET, WESTPORT, CT:

The following is in response to your comments dated May 05, 2025:

Comment 1: There should be phased erosion & sediment control plans to show practices and locations for each phase of construction.

Response: Construction Phasing Plans, Soil Management Plans, and Soil Erosion and Sediment Control Plans will include details for phasing of work, stockpile management, and erosion control that will minimize migration of soil from the excavations during periods of extreme weather. As a note, the planned excavation area in the Railroad Place parcel will be protected by the secant wall system during the excavation work, as the secant wall system will be installed first, followed by excavation activities in the footprint.

As a note, the planned excavation area in the 601 & 609 Riverside Avenue area of the project will be protected by a soldier pile and lagging shoring system during the excavation work. This system will be installed as excavation proceeds. This system, in combination with the phasing of the excavations in this area of the work will minimize the potential impacts related to severe weather.

Comment 2: There are concerns with the permanent alteration of hydrology and groundwater onsite.

Response: The purpose of the secant pile system is to contain the contaminated groundwater and assist in the treatment. This will also help prevent further migration of pollutants off-site.

Comment 3: There are concerns with the treatment of runoff from the dewatering of contaminated soils.

Response: It is more likely than not that any dewatering wastewater from the site will be discharged after pretreatment to remove entrained solids (sediment) to the sanitary sewer. The reason being, the discharge of freshwater to a saltwater or brackish environment is generally not the preferred method. In the event of a discharge to the sanitary sewer, the concentrations of volatile organic compounds (VOCs) in groundwater would not drive the need for treatment prior to discharge. In the event of discharge to a surface water, it is possible, but not a certainty that some amount of treatment to reduce VOC concentration would be needed prior to discharge. In the event treatment was required, the following is a generalized description of what the treatment may look like. The ultimate decision of the type of treatment would be determined by the contractor and would be designed, installed and operated in accordance with the terms and condition of the DEEP *General Permit for the Discharge of Groundwater Remediation Wastewater and/or General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities Discharge of Remediation Wastewater*.

Generalized description:

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- Dewatering wastewater is pumped into a 21,000-gallon equalization tank(s) (a.k.a. fractionalization(frac) frac tank(s)). The frac tank(s) would be outfitted with an air bubbler system to agitate the water and remove the VOCs from the water by evaporation (also known as air stripping). This process would create very low levels of VOCs in air – less than what would require a permit under the National Emission Standards for Hazardous Air Pollutants (NESHAP).
- The treated water would then be pumped through a bag filter which would remove remaining particulates.
- The treated water would then ultimately be discharged to either the sanitary sewer or storm sewer in accordance with the terms and conditions of one or both of the above General Permits.

Comment 4: There should be pre-treatment and possibly more treatment BMPs added to the stormwater management design. This includes the addition of practices such as bioretention basins with underdrains, tree box filters with underdrains and hooded sump catch basins.

Response: We have added bioplanters and tree wells throughout the site. Stormwater from the plaza and walkways will drain to the planters and tree wells with underdrains and high level overflow drains. We have also added a filtration system prior to discharging to the river. The hydrodynamic separator and filtration system have been taken off-line. Further details on the drainage have been added to sheets C-2.0, C-3.0 and C-3.1. We have also added piping in the garage levels showing how those drains connect to the main trunk lines. In our discussion with CTDEEP, this would provide treatment to the maximum extent achievable.

Comment 5: There should be outlet protection BMPs added to disperse energy flows from the roof disconnections of the barn and the proposed stormwater system's outfall. This includes the addition of practices such as level spreaders and riprap aprons.

Response: The barn building and associated loading area are being piped through the hydrodynamic separator and filtration system and discharging to the river.

Respectfully submitted,

LANDTECH


Andy Soumelidis,
PE LANDTECH

Addendum B: Comment The Hamlet, Westport CT, written to Colin Kelly, Westport Conservation Department, prepared by LandTech, Received June 3, 2025, 6 pages.

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Colin Kelly, Director
Westport Conservation Department
110 Myrtle Avenue
Westport, CT 06880

Re: COMMENT THE HAMLET, WESTPORT, CT:

The following is in response to your comments dated May 02, 2025:

Comment 1: Without having completed a comprehensive Phase II on the Hamlet properties, it's difficult to determine the extent of the Chlorinated solvent plume, which easily could have migrated off site onto adjoining properties down gradient or across the gradients which is often how TCE and PCE solvents travel. My concern is that if the plume has migrated onto adjoining properties, when the Hamlet property is converted from an impervious site to a pervious site, offsite groundwater will potentially be affected by storm water infiltration and cause increased migration into the Saugatuck River.

Response: The assertion that a Phase II has not been completed is inaccurate. From the December 2010, State of Connecticut Department of Energy and Environmental protection (DEEP) Site Characterization Guidance Document, (hereinafter 2010 SCGD) "*The purpose of a Phase II investigation is to collect sufficient information to determine whether or not a release has occurred at each AOC identified during a Phase I ESA.*" The investigations conducted to date more than satisfy this purpose.

Relative to the concern for plume migration, the data collected to date support a conclusion that the chlorinated solvent plume related to release(s) from dry-cleaning operations extends to the northeast in the direction of the intersection of Riverside Avenue and Charles Street. The planned redevelopment includes the excavation to a depth of approximately 20 feet over the entirety of the Railroad Place parcel to facilitate the installation of a subsurface parking garage. As part of this excavation, the majority of the source of the chlorinated solvent contamination above and at the groundwater interface will be physically removed. Following redevelopment, the Railroad Place as well as the hydraulically downgradient 601 and 609 Riverside Avenue parcels will be underlain by a parking garage. As a result, post development, the properties will be essentially impervious.

The commenter correctly notes that site conditions will be altered during development. However, the suggestion that temporary exposure of the site to precipitation during this period will materially increase the migration of contamination from vadose zone soils to groundwater is not supported by site-specific conditions or contaminant behavior. At this site, chlorinated solvents were likely introduced through small spills and leaks, resulting in vertical migration driven primarily by the density of the compound rather than infiltration from precipitation. Therefore, while precipitation may contribute to some degree of infiltration, it is not a significant driver of further contaminant transport

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to the saturated zone during the development phase.

Following removal of the source material from above and at the soil/groundwater interface, it is anticipated that the concentrations of chlorinated solvents in groundwater at the Riverside Avenue parcel will diminish and attenuate over time.

Comment 2: The environmental consultants mentioned that they had not tested for PCB's. With such a dirty site that has been essentially capped for all these years, wouldn't it make sense to test for PCB's, to determine if they are present, and if so have migrated offsite towards the river? My biggest concern on all of this is any offsite migration being exacerbated by "uncapping" the site pushing more pollutants into the Saugatuck River. The adjoining landowners, including State of Ct lands under I-95 may have a benefit to joining in on this clean up, thereby ultimately further protecting migration of chemicals into the Saugatuck River.

Response: Polychlorinated biphenyls (PCBs) were widely used from the 1930s through the 1970s, primarily due to their chemical stability, non-flammability, and excellent insulating properties. Common applications included use in transformer and capacitor oils, hydraulic fluids, plasticizers, paints, sealants, and carbonless copy paper. PCBs are most commonly introduced into the environment through releases of petroleum-based compounds in which they were once a component. Each of the Hamlet parcels has been the subject of a Phase I Environmental Site Assessment (ESA). From the 2010 SCGD, a "*Phase I ESA involves a review of current and historical site uses to identify areas where a release to the environment may have occurred. A complete ESA describes the location and nature of Areas of Concern (AOCs), as well as any substances and constituents of concern.*" Based on this evaluation, it was determined that past activities conducted on the Hamlet parcels did not support the conclusion that PCBs are a constituent of concern at these sites. Further, the chemical composition of PCBs makes them immobile in soil, so migration in groundwater is not typical. Any contaminants in soil, including PCBs (if present), would be removed as part of the planned redevelopment work which includes excavation and off-site disposal at acceptable permitted disposal facilities.

Comment 3: If the site needs to be dewatered during construction and there are solvents and VOC's in the groundwater, what are the methods for completely cleaning the water and where will the water be pumped?

Response: It is more likely than not that any dewatering wastewater from the site will be discharged after pretreatment to remove entrained solids (sediment) to the sanitary sewer. The reason being, the discharge of freshwater to a saltwater or brackish environment is generally not the preferred method. In the event of a discharge to the sanitary sewer, the concentrations of volatile organic compounds (VOCs) in groundwater would not drive the need for treatment prior to discharge. In the event of discharge to a surface water, it is possible, but not a certainty that some amount of treatment to reduce VOC concentration would be needed prior to discharge. In the event treatment was required,

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the following is a generalized description of what the treatment may look like. The ultimate decision of the type of treatment would be determined by the contractor and would be designed, installed and operated in accordance with the terms and condition of the DEEP *General Permit for the Discharge of Groundwater Remediation Wastewater* and/or *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities Discharge of Remediation Wastewater*.

Generalized description:

- Dewatering wastewater is pumped into a 21,000-gallon equalization tank(s) (a.k.a. fractionalization(frac) frac tank(s)). The frac tank(s) would be outfitted with an air bubbler system to agitate the water and remove the VOCs from the water by evaporation (also known as air stripping). This process would create very low levels of VOCs in air – less than what would require a permit under the National Emission Standards for Hazardous Air Pollutants (NESHAP).
- The treated water would then be pumped through a bag filter which would remove remaining particulates.
- The treated water would then ultimately be discharged to either the sanitary sewer or storm sewer in accordance with the terms and conditions of one or both of the above General Permits.

Comment 4: What will be done to remove any contaminants from the water which is being dewatered? I'm not talking about just particulate contamination but also contaminants from the dry cleaning fluids and oil.

Response: See response to comment #3.

Comment 5: The applicant described a “temporary” system of gravel, hay bales and fencing near the river during construction to prevent silt, etc. from the upside construction and the hotel construction from reaching the river. Is there a permanent system for trapping runoff from the upland side, Riverside Ave and the hotel parking lots from reaching the river? If so, what is it and where will it be located and when in the overall construction sequence will it be constructed?

Response: The upland garage will include the installation of a secant pile system which gets installed prior to the mass excavation work, which will be contained in the hole. Dewatering measures will go through the frac tank and into the Town's sewer system. The temporary system for Riverside Ave and the waterfront portion of the development is to prevent sediment from entering the waterway during construction activities. Since the majority of the stormwater improvements are below the waterward garage, those will be installed early on in the construction phase. Once below grade work is completed and the garage slab is poured, the site will essentially be stabilized and the temporary E&S controls can be removed. Until then, the E&S controls will remain in place.

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Comment 6: In the event of a flood, how will the parking lots be dewatered?

Response: During construction, the upland garage will be pumped into the frac tank and discharged to the sanitary sewer. Post construction, the upland garage is dry floodproofed and will not flood. The waterward garage is wet floodproofed and is meant to flood. The garage slab is pitched towards the river and will drain naturally back to the river as the flood waters recede. See sheet P-1.0 and A-500 for cross sections along the waterfront.

Comment 7: What is the consequence of the proposed phasing of maintenance, reconstruction, and installation of drainage outfall at the interface of the seawall and construction envelope. Can you provide a construction detail and sequence of the work, including a detail for the tide gate at the outfall. Can you provide alternate scenarios in the case that you do not obtain State approvals for the seawall and marina?

Response: We have been working extensively with CTDEEP on this project and we feel strongly that the seawall and marina will be approved as part of this project. New outfalls are also part of that approval. See also response to comment #5.

Comment 8: Please provide the proposed location(s) of waste oil, fat, oil, and grease, and refuse for the site to ensure these contaminants are not a source of long-term surface water pollution to the watercourse. Include the proposed location for the Black Duck.

Response: The fats, oil and grease will most likely be contained with AGRU's (automatic grease recovery units) within the proposed kitchens. Refuse areas are located in the basement level of the parking garages. The properties will be heavily managed by staff to keep the sites clean of debris and out of the river; a huge improvement to today's conditions.

Comment 9: Please provide the operation and maintenance plan that was referenced in the applicant's response to public comment.

Response: O&M has been submitted. Comment 10: Please provide a narrative of analysis as to how the proposed trees within planter boxes benefits the natural habitat of the Saugatuck River. Some of the tree species are non-native. Have the landscape architect describe why the trees were selected. It is the Commission's policy to have North American-native species be required within the regulatory area.

Response: Trees along the waterfront have been removed due to guidance from CTDEEP. All landscaping elements are being used as bioplanters and tree wells for stormwater quality treatment, see sheet C-3.1. We are more than happy to work with staff to determine an appropriated planting

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plan of native species.

Comment 11: Provide a typical detail of the planters utilized for landscaped areas and trees. How can you ensure that the planters will be suitable for longevity of mature canopy trees?

Response: See response to comment #10. The tree wells are approximately 3'-4' deep allowing enough soil for a tree to be planted.

Comment 12: Show details and describe how the public can access areas along the waterfront and greenspaces within the WPL.

Response: The entirety of the waterfront is accessible to the public (approximately 23,680 SF)

Comment 13: Describe the order of obtaining a state approval for dewatering contaminated groundwater. When should the Commission expect WPCA and State approvals for the management of the effluent.

Response: A registration under the General Permit for the Discharge of Groundwater Remediation Wastewater and/or General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities Discharge of Remediation Wastewater will be prepared and submitted to CTDEEP (Bureau of Materials Management & Compliance Assurance, Water Permitting and Enforcement Division) as a submittal requirement of the contractor performing the work. As such this will not occur until the contractor is selected, but prior to commencing the work that is the subject of either General Permit. If it is determined that a discharge to the sanitary sewer is appropriate, the registration for the General Permit for the Discharge of Groundwater Remediation Wastewater will also include an approval from the entity representing the ownership and operation of the treatment plant for receipt of the discharge.

Comment 14: The Construction Sequence phasing plan indicates that excavation and dewatering activities occurring for the upland excavation prior to any activities occurring on the waterfront side. Adjust sequence to include the installation of dewatering areas and methods prior to the initiation of any dewatering. Indicate how the dewatering hose will cross an active travel way without interruption.

Response: see response to comment #3. Also see sheet C-4.0 depicting schematic plan of dewatering from the upland via pump or wellpoint, buried pump line to the frac tanks, which then discharge to the sanitary sewer.

Comment 15: Provide a full detail showing the conveyance of dewatering effluent from wellpoint, to frack tank, to sediment trap.

Response: See response to comment #14.

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Comment 16: Are there secondary heating sources for the buildings? Will the secondary heating source be fueled by oil, gas, propane? Where will those potential tanks or connections be?

Response: We anticipate using geothermal wells entirely for heating and coolings of all the buildings. The buldings will also have electric and gas services and can always be used a secondary heating source. Utility connections occur on the podium levels above the base flood elevation +1.

Comment 17: Consider exploring site management plans and methods when there is forecasted severe weather advisory, coastal flood warnings, and extreme high tide events, issued by the National Weather Service, during the construction phase of the project.

Response: Construction Phasing Plans, Soil Management Plans, and Soil Erosion and Sediment Control Plans will include details for phasing of work, stockpile management, and erosion control that will minimize migration of soil from the excavations during periods of extreme weather. As a note, the planned excavation area in the Railroad Place parcel will be protected by the secant wall system during the excavation work, as the secant wall system will be installed first, followed by excavation activities in the footprint.

As a note, the planned excavation area in the 601 & 609 Riverside Avenue area of the project will be protected by a soldier pile and lagging shoring system during the excavation work. This system will be installed as excavation proceeds. This system, in combination with the phasing of the excavations in this area of the work will minimize the potential impacts related to severe weather.

Comment 18: Please provide a plan for storm surge / significant storm event protocols for the management of site, post construction

Response: An emergency action plan and maintance plan has been provided. Management will also be responsible for removal of any debris that occurs during a flood event to be disposed of off-site.

Comment 19: Provide a flood management plan for post construction conditions for flood gates and flood barrier protection and underground parking management for floods.

Response: See response to comment #18.

Respectfully submitted,

LANDTECH


Andy Soumelidis,
PE LANDTECH

TOWN OF WESTPORT
Conditions of Approval
Application #WPL-12098-25
601, 606 and 609 Riverside Avenue, 91 and 96 Franklin Street, 2, 20, and 16 Railroad Place
(The Hamlet at Saugatuck)
Public Hearing: April 30, 2025, & June 12, 2025

Project Description: To redevelop the properties to create a mix of commercial, hotel and residential uses in the Saugatuck area. The properties at 606 Riverside Avenue, 91 Franklin Street, 20 and 16 Railroad are proposed to be developed with 96 Franklin Street Place on the west side of the development are outside the Waterway Protection Line Ordinance (WPLO) jurisdictional boundary.

Owner of Record: Robert Sloat, Hanes Realty Corp., TGN Properties LLC, Railroad Place of Westport LLC
Applicant: Eric D. Bernheim, Esq. on behalf of ROAN Development Ventures LLC

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-12098-25** 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 **June 10, 2025**.

SPECIAL CONDITIONS OF APPROVAL

16. Conformance to the plans entitled:

- a) **Architecturals**, prepared for The Hamlet at Saugatuck for ROAN Development Ventures, prepared by LandTech, et. als., dated January 6, 2025, and last revised as noted, April 14, 2025, and/or **May 28, 2025**, Scale: As Noted, Sheets: A-001 to A-009, A-100 to A-106, A-160 to A-176, A-450 to A-471 and A-500. (56 Sheets)
- b) **Existing Conditions Plan**, prepared for The Hamlet at Saugatuck for ROAN Development Ventures, prepared by LandTech, et. als., dated January 22, 2025, and last revised to **April 17, 2025**, Scale: 1" = 30', Sheet: EX-1.0
- c) **Landscape Plans**, prepared for The Hamlet at Saugatuck for ROAN Development Ventures, prepared by LandTech, et. als., dated January 6, 2025, and last revised to **April 14, 2025**, Scale: As Noted, Sheets: L1.00 -L1.01, L2.00 - L2-01, L3.01 (5 Sheets)
- d) **Lighting Plans**, prepared for The Hamlet at Saugatuck for ROAN Development Ventures, prepared by LandTech, et. als., dated January 6, 2025, and last revised to **April 14, 2025**, Scale: As Noted, Sheet: LT-100, LT-800, LT-900 (3 Sheets)
- e) **Memorandum on Zoning Requirement - Parking**, prepared for the Hamlet for Roan Ventures, prepared by Walker Consultants, dated March 3, 2025, 4 pages.
- f) **Parking Plans**, prepared for The Hamlet at Saugatuck for ROAN Development Ventures, prepared by LandTech, et. als., dated January 6, 2025, with two undated revisions, Scale: NTS, Sheet: P-100 to P-102 (3 Sheets)
- g) **Peer Review Response**, Conceptual Remediation Plan for Hamlet, Prepared by Tighe & Bond, dated April 3, 2025, 2 pages.
- h) **Phasing Plan (Power Point slides)**, Hamlet Saugatuck, prepared by AP Construction Company, 5 phase plan, dated 2/19/25 and 3.17.25, 11 Sheets
- i) **Request for Plan Review -601, 606 and 609 Riverside Avenue, 91 and 96 Franklin Street, 2 and 16 Railroad Place: Application #WPL-12098-25: The Hamlet**, prepared by Southwest Conservation District, dated May 5, 2025, 11 pages.
- j) **Stormwater Management Report** for Hamlet at Saugatuck, Westport, CT, prepared by LandTech, dated January 22, 2025, and last revised to **May 28, 2025**.
- k) **Summary of Prior Investigations and Conceptual Remediation Plans**, Railroad Place (16 & 40 Railroad Place, 606 Riverside Avenue, 91 Franklin Street), 96 Franklin Street, and 601 & 609 Riverside Avenue, prepared for ROAN Development Ventures, dated January 23, 2025, and revised to March 4, 2025, 285 pages.
- l) **The Hamlet at Saugatuck**, prepared for The Hamlet at Saugatuck for ROAN Development Ventures, prepared by LandTech, et. als., dated January 22, 2025 and last revised to **May 28, 2025**, Scale: As Noted, Sheets: T-1.0 Cover Sheet and Drawing Schedule, EX-1.0 Existing Conditions Plan, C-1.0 Site Layout Plan, C-1.1 Cellar Layout Plan, C-1.2 Site Coverage Plan, C-1.3, Building Setback & Height Plan, C-1.4 Site Amenity Plan, C-1.5 Off-Site Improvement Plan, C-2.0 Site Utility Plan, C-3.0 Site Grading & Drainage Plan, C-3.1 Bio Retention Planter Plan C-4.0 Site Erosion & Sediment Control Plan, C-5.0 Notes & Details, C-5.1 Notes & Details, P-1.0 Profile Plan(15 Sheets)
- m) **Emergency Action Plan & Maintenance Plan (Draft)**, Project: The Hamlet, received May 29, 2025, 3 pages.
- n) **Floodproofing of Buildings Narrative**, The Hamlet – Riverside Avenue, Railroad Place, Franklin & Charles Streets, Westport, CT, Prepared by DeStefano & Chamberlain Inc, dated May 15, 2025, revised to May 28, 2025, 5 pages.
- o) **Comment** The Hamlet, Westport CT, written to the **Flood & Erosion Control Board**, prepared by LandTech, Received May 29, 2025, 4 pages.
- p) **Comment** The Hamlet, Westport CT, written to the **Southwest Conservation District**, prepared by LandTech, Received June 3, 2025, 2 pages.
- q) **Comment** The Hamlet, Westport CT, written to Colin Kelly, **Westport Conservation Department**, prepared by LandTech, Received June 3, 2025, 6 pages.
- r) **Operations and Maintenance Plan**, The Hamlet at Saugatuck, Westport CT, dated April 18, 2025, 21 pages.
- s) **Email from John Goucher CT DEEP**, Land & Water Research Division, "LWRD Updated Comments regarding The Hamlet Development Plan Revision" , dated June 3, 2025

