MINUTES
WESTPORT CONSERVATION COMMISSION
AUGUST 19, 2015

The August 19, 2015 of the Westport Conservation Commission was called to order at 7:00 p.m. in the Auditorium of the Westport Town Hall.

ATTENDANCE

Commission Members:

Pat Shea, Esq., Chair
Anna Rycenga, Vice-Chair
Paul Davis, Secretary
Donald Bancroft, Alternate
Kathy Belzer
Ralph Field, Alternate
W. Fergus Porter

Staff Members:

Alicia Mozian, Conservation Department Director
Lynne Krynicki, Conservation Analyst
Ira Bloom, Town Attorney

This is to certify that these minutes and resolutions were filed with the Westport Town Clerk within 7 days of the August 19, 2015 Public Hearing of the Westport Conservation Commission pursuant to Section 1-225 of the Freedom of Information Act.

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Alicia Mozian
Conservation Department Director

Public Hearing: 7:00 pm, **Auditorium**

1. **1 Glendinning Place and 25 Ford Road:** ***Continued Application -*** Application #IWW,WPL-10034-15 by Eric Bernheim & Larry Weisman on behalf of 1 Glendinning Place, LLC & 25 Ford Road, LLC for:

   A. 1 Glendinning Place: the removal of some surface parking, relocation of some surface parking, an underground parking garage with an attached building (building D) at one end and a new entry building (building C) which connects to existing Building A. Building A proposes the removal of a portion and construction of a two story addition, Building B will be renovated and floodproofed, outdoor terraces, patios, amphitheater, a pedestrian sky bridge with associated pilings, new alternative wastewater disposal system, widening of Route 57 entrance, regrading and stream embankment work, an addition to the cooling tower structure and associated site improvements.

   B. 25 Ford Rd: Partial removal and rebuilding of retaining wall, relocation of parking lot and associated regrading and rip-rap, remediation of soil contamination, construction of masonry seating area, new parking deck and entrance drive and connection to pedestrian sky bridge over Aspetuck River to connect with 1 Glendinning Place.

   Work is within the wetland, upland review area and WPLO area of the Saugatuck River, West Branch of the Saugatuck River and the Aspetuck River.

   Eric Bernheim, Atty., addressed the Commission noting the additional information provided in the record since the last hearing including responses to questions from staff, the Commission and Dr. Klemens. He noted, with regard to alternatives, they did submit an alternative plan, which relocates the "West" Parking lot wholly within the remediation area.

   Craig Lipinski, P.E. with Fuss & O'Neill, reviewed three items specifically submitted into the record since the last meeting. He spoke about what a floodplain is and why the boundaries are where they are on the property. After the project is finished, they may change again. He stated it was his opinion that the impacted wetlands are of low value. There will be a 24,000 s.f. net gain of wetlands. He, also, addressed the four verbal comments/questions that were relayed to them today from staff, from Commission members and the public.

   - Floor drain in the garage – goes into a 500 gallon holding tank made of a non-corrosive material, concrete or fiberglass. There will be annual inspections. He would be ok with semi-annual inspections.
   - Aspectuck Land Trust access – the public will still have access as it does today. The entry and parking will remain as it does today.
   - Why not consider connecting the Ford Road building septic to the new Glendinning Place alternative septic system.
     - It is dangerous crossing the Saugatuck River
     - Ford Road and Glendinning Place are separate lots
     - Existing Ford Road septic system is functioning properly
   - How will contaminated soils be removed? – The contaminated soils will be excavated and placed whenever possible in water-tight trucks for removal. Any stockpiled contaminated soils will be located outside the floodplain.

   Ms. Krynicki asked about the time frame for the removal of the contaminants.

   Mr. Lipinski stated there is 10,000 cubic yards of soil to be removed. Based on the size of the trucks, it will take more than a month but less than a year for the work to be done. This work will be done first to free up the area so that the material from the garage excavation can go there.

Ms. Krynicki asked what are the long term benefits of removal of the contaminants.

Mr. Lipinski stated there will be a huge benefit to the Town.

Mr. Davis noted that 20 trucks trips a day working one month to remove the contaminated soils.

Mr. Field asked about public access to the waterways. He noted there are three waterways and currently provisions have been made for the fishermen. He asked for confirmation that nothing would preclude the use of the waterway by the public.

Atty. Bernheim acknowledged access to the water will still be allowed. There is no vessel "put-in" area, now and there will not be in the future; however, if someone is canoeing through the property, Bridgewater will not stop them. No security guards are going to prevent them from paddling through.

Mr. Davis asked if Mr. Bloom concurs with the findings in the letter from Atty. Bernheim addressing the issue of "Social Benefit".

Mr. Bloom stated he did. Peter Gelderman, atty. in his office, reviewed the cases cited and concurs with the findings of that letter.

Mr. Davis asked about the excavation of the wall on Ford Road.

Mr. Lipinski explained the construction sequence. The plans allow for wall base is not being stable.

Ms. Rycenga questioned the structural integrity of the wall to remain on Ford Road.

Mr. Lipinski stated that they can condition it to so that the structural integrity of the walls to remain on the Ford Road side will be inspected.

Mr. Bancroft asked why they did not move the "West Lot" out of the floodplain.

Mr. Lipinski stated that it was located in the most efficient location.

Ms. Mozian asked that they speak to the proposed maintenance covenant as introduced by the applicant in response to Dr. Klemens' concern that one of the floodplain functions would be lost, which is the deposition of material during a flood event.

Mr. Lipinski noted Dr. Klemens' concern that some floodplain functions would be lost. The maintenance covenant would allow deposited sediment to remain in the floodplain after a flood event but they do need to maintain the entrance drive and the "West Parking Lot" as well as the Great Lawn, which they have always asked to maintain it as a lawn.

Ms. Mozian supports the covenant. She asked that staff be notified before removal of debris occurs.

Atty. Bernheim said he did not want the timing of the Department's inspection to interfere with the removal of debris from the lot, road or emergency access.

Ms. Mozian stated she is okay with the removal on these components but would like to okay the removal of debris in the periphery.

Ms. Krynicki reviewed staff comments. She stated that one of the most important people of the project has not been part of the process thus far. That was the site contractor. There needs to be a meeting with the site contractor to ensure the success of the project.

Mr. Porter noted he would like to be able to visit the site during construction.

Atty. Bernheim stated that would be okay as long as the visits are scheduled with Bridgewater ahead of time.

Mr. Davis asked if the trails will be accessible during construction.

Atty. Bernheim stated that the trails will not be accessible during work on the cooling tower, septic system and the road widening activity.

With no further comment from the public, the hearing was closed.

Motion: Shea Second: Davis
Ayes: Shea, Davis, Bancroft, Belzer, Field, Porter, Rycenga
Nayes: None Abstentions: None Vote: 7:0:0

Ms. Mozian reviewed the draft findings and highlighted specific areas that needed editing and discussion.

FINDINGS
1 Glendinning Place, LLC/ 25 Ford Road, LLC
1 Glendinng Place and 25 Ford Road
#IWW,WPL 10034-15

Whereas, Eric Bernheim and Lawrence Weisman of Halloran & Sage LLP made application on behalf of the 1 Glendinning Place LLC/ 25 Ford Road, LLC on June 11, 2015 to the Westport Conservation Commission for the removal of some surface parking, relocation of some surface parking, an underground parking garage with an attached building (Building D) at one end and a new entry building (Building C) which connects to existing Building A. Building A proposes the removal of a portion and construction of a two story addition, Building B will be renovated and flood proofed, outdoor terraces, patios, amphitheater, a pedestrian sky bridge with associated pilings, new alternative wastewater disposal system, widening of Route 57 entrance, regrading and stream embankment work, remediation of soil contamination, an addition to the cooling tower structure and associated site improvements;

Whereas, Tom Sinchak, Chief Legal Counsel at Bridgewater Associates LP, authorized Lawrence Weisman to make application on their behalf in a document dated May 27, 2015; and

Whereas, the Westport Flood and Erosion Control Board approved Application #IWW, WPL 10034-15 on July 1, 2015; and

Whereas, Article III of Chapter 118 of the Code of the Town of Westport entitled "Private On-Site Wastewater Disposal Systems," was adopted by the RTM on December 5, 2006. The purpose of the Article is to protect the public health, safety and welfare of Westport residents by assuring proper maintenance and repair of privately owned and operated on-site wastewater disposal

systems that discharge large amounts of effluent into the ground waters or surface waters within the Town of Westport. This Article applies to all on-site wastewater disposal systems serving one or more structures that have a design flow in excess of 5000 gallons per day and that are owned, operated or maintained by a non-governmental entity; and

Whereas, the Water Pollution Control Authority amended their regulations which are similar to and reflect the requirements of Article III of Chapter 118 of the Code of the Town of Westport. This amended regulation provides for enforcement and maintenance provisions for private on-site wastewater disposal systems that have a design flow in excess of 5000 gallons of effluent per day and that is owned, operated or maintained by a non-governmental entity, including any individual septic tanks, pumps, lines, treatment facilities, drain fields, reserve fields, lift stations and appurtenances thereto that are part of such system; and

Whereas, the Conservation Commission retained its own independent consultants, Michael W. Klemens and Eric Davison of Michael Klemens LLC, who submitted a report dated July 14, 2015. The report reviewed the re-development of an office campus site located in an environmentally sensitive area at the confluence of three rivers with many environmental improvements to the riparian corridors and floodplain. Subsequent letters dated July 29, 2015 and August 18, 2015 detailing the summary of the issues and recommendations for rendering a decision were submitted into the record. In addition, Mr. Klemens and Mr. Davison attended the hearing, testified, responded to questions and made a number of suggestions to eliminate any significant adverse impacts to the wetlands and watercourses; and

Whereas, in order to allow public comment to be heard from supporters, opponents and interveners as well as all expert testimony, the Conservation Commission opened a public hearing on July 15, 2015 for Application #IWW,WPL 10034-15. Said hearing was continued for testimony to August 19, 2015, when the public hearing closed; and

Whereas, the Conservation Commission, during its deliberation session, considered the plans, the testimony and other pertinent application information relating to this application for the removal of some surface parking, relocation of some surface parking, an underground parking garage with an attached building (Building D) at one end and a new entry building (Building C) which connects to existing Building A. Building A proposes the removal of a portion and construction of a two story addition, Building B will be renovated and flood proofed, outdoor terraces, patios, amphitheater, a pedestrian sky bridge with associated pilings, new alternative wastewater disposal system, widening of Route 57 entrance, regrading and stream embankment work, remediation of soil contamination, an addition to the cooling tower structure and associated site improvements (#IWW,WPL 10034-15); and

Whereas, the Conservation Commission rejected the following alternative site development proposals offered by the applicant which included:

1. Maintaining the site and parking in its current condition would not accomplish the overall goals of the project. The stream banks could be restored; however, there would still be significant sheet flow discharge from the parking lot to the river. A portion of the parking lot could be removed and restored, but this would require the loss of other resources on site and would not fit into the overall goal of the site.
2. Construction of an earthen "lid" over the existing parking structure that allowed flood waters to pass underneath while improving stormwater and heat island effect to the paved surface below. This idea did not restore the area to as natural a condition as possible.

3. The construction of a new vehicular bridge to connect the two campuses. The parking lot remains but the vehicular bridge was removed and replaced with a "high-line" pedestrian bridge. This is proposed based on neighbor feedback and to reduce impacts to the wetlands.
4. Maintaining the existing retaining wall for the parking lot at 25 Ford Road as it would not allow the riparian zone restoration of the stream bank to a more natural state.
5. The current plans reflect the elimination of a new vehicular bridge to link the supplemental parking lot to the Glendinning office buildings. The lot could also be reconstructed using open pavers but would not accomplish the goal of fully remediating the contaminated soil or increasing the buffer to the river through the planting of woody vegetation and trees.
6. No build alternative. This was rejected since the proposed activity as conditioned herein was determined to cause no significant adverse impact.

After consideration of the above alternatives, the Conservation Commission finds the proposed activity, which includes the alternative of relocating the "West Parking Lot" so that it is wholly within the remediation area, along with the attached conditions, is the only feasible and prudent alternative.

Whereas, the Conservation Commission makes the following findings of fact and decision regarding this application:

Permits/Applications filed and/or pending:

1. **IWW/M 8863-11** For the amendment of wetland map C #15
2. **IWW,WPL 8880-11** For environmental soil remediation for a partial 24'' soil removal and capping
3. **Permits under review include: the FEMA for amendment of the floodway boundary; the Army Corps of Engineers for potential disturbance within their jurisdictional boundary; the CT DEEP Dept. of Public Health for the septic system; and, CT DEEP Fisheries for potential impacts to fish habitat. The septic system will need review under the Town of Westport POWDS (private onsite wastewater disposal system) Ordinance**
4. **The applicant will need to notify CT DEEP of an "engineered control request to perform a complete soil remediation."**

Wetland and Property Description

a. Soil report Summary- prepared by Chris Allan dated June 17, 2011 describes the following wetland soils occurring on the property:

The wetland soils associated with dammed impoundment northeast of the buildings are identified as **Saco silt loam**. The Saco series consists of very deep, very poorly drained soils formed in silty alluvial deposits. These are nearly level soils on flood plains, subject to frequent flooding.

The wetlands along the West Branch of the Saugatuck River and portions of the Saugatuck River are developed in moderately well drained and poorly drained alluvial deposits. These alluvial soils are identified as **Pootatuck fine sandy loam and Rippowam fine sandy loam**. The **Pootatuck** soils consist of very deep, moderately well drained loamy soils formed in alluvial sediments on floodplains subject to common flooding. The **Rippowam** soils consist of very deep, poorly drained soils formed in alluvial sediments on flood plains subject to frequent flooding.

Mr. Allan describes the non-wetland soils as the following:

The majority of the site's soils have developed in or above water laid glaciofluvial deposits of sand and gravel. The site's upland soils are identified as Agawam fine sandy loam and Hinckley gravelly sandy loam and Udorthents.
The **Agawam** soils consist of very deep, well drained soils formed in sandy, water deposited materials on outwash plains and high stream terraces. The Agawam soils are typically found on the undeveloped, gently sloped uplands north of the existing buildings.
The **Hinckley** soils consist of very deep, excessively drained soils formed in glaciofluvial materials on terraces, outwash plains, kames and eskers. Hinckley soils are typically found along the steep terrace escarpment between the West Branch of the Saugatuck River and the gently sloped uplands.
Udorthents are soils that have been modified through filling, excavation, or mixing. These soils are typically associated with the developed portions of the site including the buildings, parking areas and access ways.

b. The FEMA designated 100 year flood plain and floodway does occur on the property. An application is pending with FEMA to amend the location of the floodway boundary on a portion of this parcel.
c. The Saugatuck River flows through the property from north to south. A driveway bridge and foot bridge cross the river in the southwest portion of the site. A dam is located on the Saugatuck River near the office buildings, creating a large impoundment on the north side of the property. The shallow, in-filled impoundment has resulted in the formation of a large wetland system bounded by the buildings, Glendinning Place, Weston Road and Ford Road
d. Both properties are served by public water. One Glendinning Place is served by an on-site septic system. 25 Ford Rd is served by a septic system on private property on Sipperley's Hill Rd.
e. A portion of the property (approximately one-third to one-half of the parcel) is within the Aquifer Protection Overlay Zone and the primary groundwater recharge areas. The activities as proposed are not regulated activities as defined in the "Aquifer Protection Area Regulations" for the Town of Westport.
f. Property is outside the Coastal Area Management zones.
g. The Town of Westport Wetlands Inventory prepared by Flaherty, Giavara Associates describes this system as a streamside floodplain with wooded a wooded swamp complex. There is an associated floodplain, open water, a wooded swamp and a meadow. The perimeter of this wetland system is developed commercially. The outlet of this system is the Aspetuck and the Saugatuck Rivers.
h. The WPLO boundary is located 15' from the 25 year floodplain of the West Branch of the Saugatuck River, the Aspetuck and the Saugatuck River.
i. Landscape position is a foot slope. Land surface shape is linear/linear.
j. The proposed fuel source for heating will utilize an existing natural gas line and diesel will be used for the proposed "back up" generator.
k. An existing underground fuel tank is located next to the loading dock of Building "B" and will be removed.

Conformance to Section 6 of the Inland Wetlands and Watercourses Regulations
6.1 GENERAL STANDARDS

a) disturbance and pollution are minimized;
b) minimize height, width, length of structures are limited to the minimum; dimension to accomplish the intended function;
c) loss of fish, other beneficial organisms, wildlife and vegetation are prevented;

d) potable fresh water supplies are protected from dangers of drought, overdraft, pollution, misuse and mismanagement;
e) maintain conservation, economic, recreational and aesthetic qualities;
f) consider historical sites

1) The Commission finds that due to the existing location of the current site development components and amenities, reclamation and restoration work needs to occur close to the resources and within upland review areas to accomplish the end goal.
2) Three parking components of this project are the relocation of a 167 space parking lot on the site for 1 Glendinning Place to a two story underground parking garage outside the floodplain and floodway, to build a two tier platform parking area at 25 Ford Road and to adjust the orientation of the existing supplemental parking lot for 25 Ford Road referred to as the West Lot.
3) The large paved parking lot at 1 Glendinning Place is being removed from a FEMA designated floodway and a 100 year floodplain boundary and is being relocated and rebuilt as an underground parking garage outside of the floodway and floodplain.
4) Direct floodplain wetlands impacts will occur in this area. However, the Commission finds that relocation of parking from a surface lot to an underground garage and the restoration and enhancement of the eastern bank of the West Branch of the Saugatuck River and the northern bank of the Saugatuck River will result in over 18, 500 sf of improved riparian buffer.
5) In addition, a new relocated "high line walkway" pedestrian bridge that connects the building at 25 Ford Rd to Building "A" at 1 Glendinning Place will be built and several improvements to the Mill Pond by-pass channels and the banks will be conducted.
6) The Commission finds the removal of most of the on-grade parking and the underground nature of the parking garage reduces the impervious surface area by approximately 30%.
7) Additional multiple areas of construction for this project are within the floodplain wetlands, the 20' non-disturbance area, and the riparian zones of the three watercourses where immediate edges are proposed to be restored with plantings and within the 100 year floodplain boundaries. Existing pavement, drainage leak offs with direct stream discharge as well as non-native invasive species are being removed from the edge of the watercourses with the end goal being of a restorative nature.
8) The Commission finds the applicant wishes to remove past poor drainage and construction practices and to add numerous and significant plantings in previously disturbed areas to recreate natural floodplain forests and riparian zone vegetation.
9) Buildings are to be flood proofed and brought into compliance with current building codes. A new entrance building will connect the parking garage to Building "A". Building "B" will removed one part of the the building and add a 2 story addition.
10) The septic system on 1 Glendinning Place will be replaced with a new code compliant alternative wastewater system which will provide pretreatment for excess TSS, BOD and nutrient removal and will utilize a shallow narrow pressure dosed leachfield located in the upper most biologically active soil horizon. The Westport Weston Health District will review the 25 Ford Rd. site improvements, including the new enclosure for access to the "high line walkway" prior to issuance of a zoning permit.
11) Outdoor amenity areas including a new commons building are being created for employees which will allow enjoyment of the natural surroundings while also protecting the natural resources on site.
12) Complete soil remediation is proposed in the area of the supplemental parking for 25 Ford Road to remove contamination that occurred from past hazardous material deposition from previous businesses. This goes beyond the remediation work that was done recently which only endeavored to cap the contaminated area. The complete

remediation is proposed so that the soil depth will be adequate to support the growth of woody vegetation and trees. Currently the area can only be planted as a meadow with herbaceous plant species due to a cap installed 24" below grade.

13) The supplemental parking or "West Parking Lot" in this area is being rotated 90 degrees to allow the development of a larger riparian floodplain forest and increase the distance from the West Branch of the Saugatuck. It also will provide a larger forested buffer to the residential development to the west.
14) The applicant has offered a conservation restriction that would protect a function of the floodplain by allowing for deposition of sediment to remain after a storm event within the surrounding floodplain of the "West Parking Lot," and the "Great Lawn."
15) The roadway commencing at Ford Road and continuing to the existing vehicular bridge will be constructed using open grid pavers to maximize infiltration and lessen stormwater runoff.
16) The activity for the Glendinning Place entrance roadway widening is taking place within wetlands and upland review areas. Existing stormwater runoff exists through a paved leak off and flows untreated directly to the wetlands. The new 24'pavement width includes a pervious shoulder component. Now the proposed runoff will be addressed through infiltration through pervious pavement and into an underdrain which will allow infiltration of the stormwater into the soil.
17) A "high line" walkway connecting the two main office building is proposed to cross the Saugatuck River. It will be supported by 12 inch diameter concrete-filled pipe piles which will be driven to an appropriate depth for structural stability with a crane that will be located in an upland area. The pilings will be installed either in the land or within islands in the river. Pre-fabricated bridge sections will be lowered by the crane onto the piles. All erection work will be done from the bridge decks. All work is to be done during periods of low flow.
18) The fish ladder is no longer proposed.
19) The existing cooling tower structure in the northern area of the parcel is to be increased to handle the additional mechanical and utility equipment. Diesel fuel for the back-up generator will also be located there and within an enclosure capable of holding 110% of the fuel tank's capacity.
20) The river and accompanying floodplain is part of a dynamic situation that is ever changing with each major storm event.

6.2 WATER QUALITY

a) flushing rates, freshwater sources, existing basin characteristics and channel contours will not be adversely altered;
b) water stagnation will neither be contributed nor caused;
c) water pollution will not affect fauna, flora, physical or chemical nature of a regulated area, or the propagation and habitats of fish and wildlife, will not result;
d) pollution of groundwater or a significant aquifer will not result (*groundwater recharge area or Aquifer Protection Overlay Zone*);
e) all applicable state and local health codes shall be met;
f) water quality will be maintained **or improved** in accordance with the standards set by federal, state, and local authority including section 25-54(e) of the Connecticut General Statutes
g) prevents pollution of surface water

1) The Commission finds a new alternative wastewater septic system with pre-treatment (Amphidrome pretreatment unit with a Drip Rite leachfield) for additional nutrient removal is being proposed and is currently in the design phase. This technology was recently approved for

use by the State of Connecticut and has been successfully used in Massachusetts and Rhode Island. Initial soil test pits show favorable conditions. The septic system application will need approval from the CT DEEP. The Commission finds a copy of this approval will need to be submitted to the Conservation Department prior to issuance of a zoning permit.
2) As the site currently has no formal drainage appurtenances and numerous areas of the parking lots and roadways consist of paved leak offs, the Commission finds the plans as submitted are superior to what is existing for treatment of the stormwater runoff on site. Primary treatment through the use of biofiltration for nutrient removal is being utilized wherever practical with the subsurface units being utilized for final polishing by the soil particles and infiltration of the stormwater.
3) The removal of the 167 space parking lot will result in the creation of a "great lawn" area. As this area is located in close proximity to both the West Branch of the Saugatuck and the Saugatuck River and is a DEEP trout designated fly fishing area, the Commission finds the applicant will detail the landscape maintenance and fertilization for this and all other lawns and landscaped areas and will follow the Northeast Organic Farmers Association protocol for organic landscaping.
4) The underground parking garage will be built with a "green roof" system designed to absorb and filter precipitation. It will contain a holding tank designed to capture any pollutants from the vehicles and will be routinely maintained.
5) The stormwater runoff from the proposed parking structure at 25 Ford Road will be treated using a Vortsentry hydrodynamic separator or its equivalent.
6) The applicant proposes that stormwater quality measures as proposed with this site development achieves a minimum of 80% of Total Suspended Solids removal which meets the design requirements of the 2004 Connecticut Stormwater Quality Manual. The proposed project reduces the amount of impervious area, uses pervious surfaces where possible and collects and treats stormwater over paved surfaces using BMP's that promote infiltration consistent with LID techniques.
7) A stormwater structure post-construction maintenance plan is provided (CD 505). The plan lists frequencies and actions for maintaining catch basins, outfalls, swales, infiltration systems and concrete grid pavers. The plan was prepared with guidance from the 2002 Connecticut Erosion and Sediment Control Guidelines issued by the Connecticut Department of Environmental Protection.
8) The Commission finds that all catch basins proposed for this project should be fitted with hooded traps and sumps.
9) A letter from Brian Roach of the Aquarion Water Company dated June 29, 2015 states the property is within the Aquifer Protection Area (APA.) The said uses will not pose significant or unacceptable risks to groundwater quality within the Aquarion Coleytown Wellfield APA. Aquarion has a decades-long history of groundwater sampling and analysis for the types of contaminants that might be associated with the historic and proposed land uses at this site and has had no detections of them.
During construction and site redevelopment phases, all contractors and their employees should be informed that they are working in or near an important public water supply area. Fuel or other hazardous material spills must be reported immediately to the Connecticut DEEP Oil and Chemical Spills Unit and to Aquarion. Phone numbers of both agencies should be prominently posted at the project site.
10) The proposed heating source will be natural gas for the buildings with diesel utilized for the generator. The tank for diesel fuel for the generator will be housed within a container with a holding capacity of 110% of the tank size.
11) The Commission finds impervious areas are being created wherever practical and stormwater sheet flow runoff will be directed through vegetated areas adjacent to parking lots for biofiltration. The measures being implemented are those most sustainable in a floodplain environment.

6.3 EROSION AND SEDIMENT

a) temporary erosion control measures shall be utilized during construction and for the stabilization period following construction;
b) permanent erosion control measures shall be utilized using nonstructural alternatives whenever possible and structural alternatives when avoidable;
c) existing circulation patterns, water velocity, or exposure to storm and flood conditions shall not be adversely altered;
d) formation of deposits harmful to aquatic life and or wetlands habitat will not occur;
e) applicable state, federal and local guidelines shall be met.

1) The Commission finds the Erosion and Sediment Controls will follow the 2002 Connecticut Erosion and Sediment Control Guidelines.
2) Work is to be phased so that at least one of the bridges is available for site access.
3) The driveway entrance to the garage is located within a steep slope area comprised of a 33% gradient and a portion of the floodplain wetland associated with the West Branch of the Saugatuck River.
3) The Commission finds the applicant will detail the construction methodology of the steep slope construction in all areas proposed for this site to include the pre, post and interim construction phases. This would also include the construction of a retaining wall for the parking garage drive entrance at the base of the slope which is directly on the property line.
4) The temporary sediment basin for the loading dock of Building "B" is located approximately 10' from the edge of the watercourse in an area of steep slopes. Although the size has been calculated for the watershed and stormwater it will receive, the location could be problematic and the Commission finds the additional erosion and sediment controls are warranted.
5) The Commission finds that steep grades are being created within wetlands and the 20' non-disturbance areas adjacent to the amphitheater, the Ford Road two tier parking lot, the entrance for Building "A" and in two areas at the southern end of the large 200 space parking garage. The grading is occurring with the wetlands, the upland review areas and the riparian areas of the respective waterways.
6) Grading is occurring within the floodway for the entrance of Building "A" and north of the parking garage for the 25 Ford Road site. A portion of a sitting area is located within the floodway of the Saugatuck River at 25 Ford Road.
7) The exact boundary of the soil remediation area proposed to remove contaminated soils to below low water is located within the floodplain wetlands and the floodway and terminates at the edge of two watercourses. The Commission finds testimony was given by the applicant at the hearing as to the location and details of the excavation methodology and protection of the resource.
8) The Commission finds the existing site conditions is dictating the proposed site and construction work will occur close to the resources and careful planning and execution to avoid adverse impacts is required.
9) The Commission finds a site monitor is required for this project.
10) The applicant proposes to permanently install 20 inch coir logs at the toe of slope of the West Branch of the Saugatuck River to prevent sediment and debris from entering the watercourse during excavation of the armored portions of the stream bank. Once excavation is complete in these areas, matting will be installed on the slope for stabilization. All in-stream work is proposed to be completed during periods of low-flow.
11) As streamside restoration will occur within or in extremely close proximity to moving water, the Commission finds in stream protection will be required and that land side coir logs will not be sufficient protection for this work and additional protection is warranted. The Commission finds the applicant shall employ a turbidity curtain with a floatation boom and a weighted bottom

load line within the stream corridor. This allows sediment to settle to the stream bed and minimizes the impact of work within the moving water as additional in stream protection.
12) Large amounts of soil excavation and moving will be needed to accomplish this project. Testimony detailing description of removal method, stock piling or reuse on site was provided at the July 29th hearing.
13) The Commission finds the applicant satisfactorily described the dust control to be employed on site during construction as the removal areas are in close proximity to trout streams.
14) Roman Mrozinski, of the Southwest Conservation District submitted a report dated July 17, 2015 which stated his observations, comments and recommendations. The recommendations are advisory in nature and are intended to assist in the review, assessment and evaluation of the proposed use plus the conservation and protection of the natural resources on and adjacent to this site especially in the areas of soil and erosion controls and stormwater runoff. The applicant has responded to the recommendations in its August 10, 2015 letter.

6.4 NATURAL HABITAT STANDARDS

a) critical habitats areas,
b) the existing biological productivity of any Wetland and Watercourse shall be maintained or improved;
c) breeding, nesting and or feeding habitats of wildlife will not be significantly altered;
d) movements and lifestyles of fish and wildlife (plant and aquatic life)will not be significantly affected;
e) periods of seasonal fish runs and bird migrations shall not be impeded;
f) conservation or open space easements will be deeded whenever appropriate to protect these natural habitats.

1) The Commission finds the applicant has proposed to restore the previously disturbed edges of the watercourses where invasive plant colonies have established. Removal of invasive species such as Oriental bittersweet, Winged Euonymous and Japanese Barberry and the replacement with streamside native plant species re-establishes an ecologically natural buffer zone resulting in lowered water temperatures which is crucial for the survival of native brook trout.
2) Located in the wetlands in the northeaster portion of the parcel, there exists a large stand of Lizards Tail (Saururus cernuus). This plant is on the CT DEEP list of endangered, threatened and special concern plants effective as of July 1, 2010. The Commission finds there is no proposed activity for this project within the area where these plants are currently established and thriving.
3) There will be no disturbance to or removal from the existing mature pine grove located north of the proposed parking garage. The Commission supports the applicants' intent on the retention of the numerous mature trees.
4) The Aspetuck River is a CT DEEP- designated fly fishing area that is stocked by the state with trout. The Commission finds testimony was given at the July 20th hearing which explained the methodologies that will be employed during the construction of this project to assure that stream substrate and turbidity changes within the watercourse do not occur.
5) The Commission finds that Steve Gephart of the DEEP Fisheries Division has issued his report with proposed conditions in an e mail to Alicia Mozian, Conservation Director, dated July 27, 2015. Any work proposed in the streambed or riverbank leading down to the stream of either the Saugatuck River or the West Branch of the Saugatuck River must be reviewed and approved in writing by the DEEP Inland Fisheries Division.
6) The Conservation Department received a letter from the Mianus Chapter of Trout Unlimited dated July 26, 2015. It stated that it is the belief that the project is a net plus for the health of the Saugatuck River as it removes a significant amount of impervious paved parking and returns it to a more natural state. This will have significant benefits in reducing erosion and sedimentation in the river and reducing the thermal impacts of warm summer stormwater runoff and much more.
7) The fish ladder is no longer proposed at this time but is anticipated for future consideration.

6.5 DISCHARGE AND RUNOFF

a) the potential for flood damage on adjacent or adjoining properties will not be increased;
b) the velocity or volume of flood waters both into and out of Wetlands and Watercourses will not be adversely altered;
c) the capacity of any wetland or watercourse to transmit or absorb flood waters will not be significantly reduced;
d) flooding upstream or downstream of the location site will not be significantly increased;
e) the activity is acceptable to the Flood & Erosion Control Board and or the Town Engineer of the municipality of Westport

1) The Commission finds there is a proposed 30% reduction in impervious coverage with this site development proposal. The proposed underground parking garage will be built with a "green roof" designed to absorb and filter precipitation.
2) Direct discharge of stormwater and leakoffs to watercourses is being eliminated. Subsurface infiltration is proposed to handle the stormwater runoff from a 25 year storm event.
3) Robert Pryor, P.E., L.S. of GM2 Associates reviewed the stormwater report and plans prepared by Fuss & O'Neill for the project. A report dated June 26, 2015 was prepared and submitted to Peter Ratkiewich of the Town of Westport Engineering Department. The review requested a number of clarifications and comments that were addressed and discussed at the Flood and Erosion Control Board Hearing on July 1, 2015.
Those changes and clarifications have been further addressed by Fuss & O'Neill in a report and response letter dated June 30, 2015 and last revised to July 22, 2015 to Peter Ratkiewich, Town Engineer.
5) Robert Pryor of GM2 Associates, Inc. stated that the changes requested would not result in a significant change to the design philosophy of the project and those changes could be addressed administratively by the Engineering Department.
6) Peter Ratkiewich, P.E., Town Engineer reviewed this project and recommended approval following his review and consultations with GM2 and Craig Lipinski, P.E. of Fuss & O'Neill.
7) Roman Mrozinski of the Southwest Conservation District reviewed the stormwater component of this project and provided his recommendations in a letter dated July 17, 2015.
8) The Flood and Erosion Control Board approved this project at the hearing on July 1, 2015.
9) The 100 year flood plain and the floodway for the three watercourses as designated by FEMA both occur on this property.
10) Fuss & O'Neill has prepared detailed calculations and an application to FEMA to amend the floodway boundary on this parcel. If approved, Building "A" and Building "B" will both be removed from the floodway and will be appropriately flood proofed to conform to the FEMA requirements associated with the new proposed construction.

6.6 RECREATIONAL AND PUBLIC USES

a) access to and use of public recreational and open space facilities, both existing and planned, will not be prevented;
b) navigable channels and or small craft navigation will not be obstructed;
c) open space, recreational or other easements will be deeded whenever appropriate to protect these existing or potential recreational or public uses;
d) wetlands and watercourses held in public trust will not be adversely affected.

1) The Commission finds there has been discussion that the applicant remains in partnership with the Aspetuck Land Trust to continue to provide access to existing trails over the applicants' property that connect with the adjacent Shrine Arboretum, managed by the Aspetuck Land Trust.

2) Additional public access will be granted to the supplemental parking lot at Ford Road to access the Saugatuck River for recreational activities.

Section 30-93, ***under Information to be submitted to Conservation Commission***, of the **Waterway Protection Line Ordinance** indicates the following:

In accordance with Section 30-93 of the Waterway Protection Line Ordinance and the findings from Section 6.0- 6.6 of the Regulations for the Protection and Preservation of Wetlands and Watercourses of Westport as enumerated above along with the evidence cited herein, the Commission finds that the applicant Larry Weisman and Eric Berheim of Halloran & Sage obo 1 Glendinning Place and 25 Ford Road, LLC. has submitted information, plans, and reports in sufficient detail to show the proposed activities on this parcel 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 water, 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 as stated below:

1) The Commission finds that the proposed flood proofing of the buildings "A" and "B" eliminate the existing flood hazards.
2) Restoration of streamside riparian areas through the use of vegetation and the removal of a significant amount of impervious area is an environmental improvement.
3) Trout stream habitat is improved with invasive removal and native vegetation re-establishment and reduction in stormwater runoff from the existing parking lot.
4) The existing parking lot within a floodplain and a floodway is being removed and relocated outside both those areas.
5) Supplemental parking at Ford Road will consist of grass block open pavers to allow for increased stormwater infiltration.
6) Larger riparian zone forests will be able to be re-established when total soil remediation is completed in the floodplain area of the supplemental parking area.
7) All disturbed and graded area will be seeded and or landscaped for stabilization.
8) Wherever practical over the site, pervious surfaces have been proposed to help promote infiltration consistent with Low Impact Development practices.
9) The majority of the proposed site will include a vegetated cover to serve as self-implementing filters to remove sediment and pollutants via overland flow.

The Commission finds that due to the extensive nature of the proposal, the land disturbed and the proximity of the project to three of the Town's waterways, conditions are required to ensure environmental safety of the execution of the plan throughout the construction process and to ensure responsible management of the facility after it is constructed.
To that end the Commission finds it appropriate to formulate and impose certain conditions that will address the Commission's concerns. These conditions shall be an integral part of the Commission's approval of the application.

Now Therefore, Be It Resolved, that pursuant to Sections 5.0, 6.0 and 11.0 of the **Regulations for the Protection and Preservation of Wetlands and Watercourses of Westport** and Section 30-93 of the **Waterway Protection Line Ordinance** and on the basis of the evidence of record, the Conservation Commission resolves to **APPROVE** Application **#IWW,WPL 10034-15 subject to the following conditions:**

Conservation Commission
TOWN OF WESTPORT

Conditions of Approval

Application # IWW,WPL 10034-15
Street Address: 1 Glendinning Place and 25 Ford Road
Assessor's: Map C15, Lots 023 and 026
Date of Resolution: August 19, 2015

Project Description:
1 Glendinning Place: The removal of some surface parking, relocation of some surface parking, an underground parking garage with an attached building (building D) at one end and a new entry building (building C) which connects to existing Building A. Building A proposes the removal of a portion and construction of a two story addition, Building B will be renovated and floodproofed, outdoor terraces, patios, amphitheater, a pedestrian sky bridge with associated pilings, new alternative wastewater disposal system, widening of Route 57 entrance, regrading and stream embankment work, , an addition to the cooling tower structure and associated site improvements.
25 Ford Road: Partial removal and rebuilding of retaining wall, remediation of soil contamination, relocation of parking lot and associated regrading and rip-rap, construction of masonry seating area, new parking deck and entrance drive connection to pedestrian sky bridge over Aspetuck River to connect with 1 Glendinnig Place.
Portions of the work are within the inland wetlands, the upland review area setbacks, the Waterway Protection Line Ordinance area and the 25 year floodplain of the Saugatuck River and the West Branch of the Saugatuck River.

Owner of Record: 1 Glendinning Place LLC and 25 Ford Road LLC
Applicant: Eric Berheim, Esq. and Larry Weisman, Esq. of Halloran & Sage LLP

In accordance with Section 5, 6 and 11 of the *Regulations for the Protection and Preservation of Wetlands and Watercourses of Westport* and Section 30-93 of the *Waterway Protection Line Ordinance* and on the basis of the evidence of record, the Conservation Commission resolves to **APPROVE** Application #**IWW,WPL-10034-15** with the following conditions:

1. Completion of the regulated activity shall be within FIVE (5) years following the date of approval. Any application to renew a permit shall be granted upon request of the permit holder unless the Commission finds there has been a substantial change in circumstances which requires a new permit application or an enforcement action has been undertaken with regard to the regulated activity for which the permit was issued provided however, no permit may be valid for more than TEN (10) years.
2. Permits are not transferable without the prior written consent of the Conservation Department.
3. 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.
4. 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.

5. 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.
6. Conformance to the plans entitled:
    1. Glendinning & Ford Road Campus Project, One Glendinning Place & 25 Ford Road, Westport, Connecticut, Town of Westport Local Permit Submission Prepared for Bridgewater Assocoates, One Glendinning Place, Westport, Connecticut", (Sheet G-001) Prepared by Cutler Anderson Architects and Fuss & O'Neill, dated June 11, 2015 and revised to July 22, 2015
    2. "Glendinning & Ford Road Campus Project, One Glendinning Place & 25 Ford Road, Westport, Connecticut, General Notes, Prepared for Bridgewater Assocoates, One Glendinning Place, Westport, Connecticut", (Sheet G-002) Prepared by Cutler Anderson Architects and Fuss & O'Neill, dated June 11, 2015
    3. "Property Boundary Survey Prepared for Bridgewater Associates, 25 Ford Road, Westport, Connecticut", (Sheet VB-100) Scale: 1"= 100', dated June 11, 2015, prepared by Fuss & O'Neill
    4. "Topographic Survey Prepared for Bridgewater Associates, 25 Ford Road, Westport, Connecticut", (Sheet VT-102) Scale: 1"= 50', dated June 11, 2015, prepared by Fuss & O'Neill
    5. "Topographic Survey Prepared for Bridgewater Associates, 25 Ford Road, Westport, Connecticut", (Sheet VT-101) Scale: 1"= 50', dated June 11, 2015, prepared by Fuss & O'Neill
    6. "Existing Site Conditions, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates", (Sheet GI 101), dated June 22, 2015, prepared by Cutler Anderson Architects and Wesley Stout Associates
    7. "Abutting Property Owners Map, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet GI 102), dated June 11, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill
    8. "Wetland Regulatory Map, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates", (Sheet GI 103), dated June 22, 2015, prepared by Cutler Anderson Architects and Wesley Stout Associates
    9. "FEMA Regulatory Map, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet GI 104), dated June 22, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill
    10. "Regulated Activity Summary Map, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates", (Sheet GI 105), dated June 22, 2015and last revised to August 7, 2015, prepared by Cutler Anderson Architects and Wesley Stout Associates
    11. "Site Preparation Plan, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CP 101), dated June 11, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill
    12. "Site Preparation Plan, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CP 102), dated June 11, 2015 and last revised to August 7, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill
    13. "Site Preparation Plan, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CP 103), dated June 11, 2015 and last revised to August 7, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill
    14. "Construction Phasing Plan, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CE 100), dated June 11, 2015

and last revised to August 7, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill

15. "Erosion and Sediment Control Plan, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CE 101), dated June 11, 2015 and last revised to August 7, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill

16. "Erosion and Sediment Control Plan, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CE 102), dated June 11, 2015 and last revised to August 7, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill

17. "Erosion and Sediment Control Plan, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CE 103), dated June 11, 2015 and last revised to August 7, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill

18. "Overall Site Layout Plan, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CS 100), dated June 11, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill

19. " Site Layout Plan, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CS 101), dated June 11, 2015 and last revised to June 26, 2014, prepared by Cutler Anderson Architects and Fuss & O'Neill

20. " Site Layout Plan, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CS 102), dated June 11, 2015 and last revised to July 22, 2014, prepared by Cutler Anderson Architects and Fuss & O'Neill

21. " Site Layout Plan, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CS 103), dated June 11, 2015 and last revised to June 26, 2014, prepared by Cutler Anderson Architects and Fuss & O'Neill

22. "Overall Grading and Drainage Plan, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CG 100), dated June 11, 2015 , prepared by Cutler Anderson Architects and Fuss & O'Neill

23. "Grading and Drainage Plan, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CG 101), dated June 11, 2015 and last revised to July 22, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill

24. "Grading and Drainage Plan, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CG 102), dated June 11, 2015 and last revised to August 7, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill

25. "Grading and Drainage Plan, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CG 103), dated June 11, 2015 and last revised to August 7, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill

26. "Glendinning Roadway Plan & Profile, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CR 201), dated June 11, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill

27. "Glendinning Roadway Plan & Profile, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CR 202), dated June 11, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill

28. "Entry Loop Roadway Plan & Profile, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CR 211), dated June 11, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill

29. "Site Utility Plan, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CU 101), dated June 11, 2015 and last revised to July 22, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill
30. "Site Utility Plan, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CU 102), dated June 11, 2015 and last revised to July 22, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill
31. "Site Utility Plan, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CU 102), dated June 11, 2015 and last revised to July 22, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill
32. "Septic System Plan, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CU 111), dated June 11, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill
33. "Truck Turning Plan, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet RC 101), dated June 11, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill
34. "Truck Turning Plan, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet RC 102), dated June 11, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill
35. "Truck Turning Plan, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet RC 103), dated June 11, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill
36. "Erosion and Sediment Control Details, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CD 501), dated June 11, 2015 and last revised to July 22, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill
37. "Site Construction Details, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CD 502), dated June 11, 2015 and last revised to August 7, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill
38. "Site Construction Details, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CD 503), dated June 11, 2015 and last revised to August 7, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill
39. "Stormwater Details, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CD 504), dated June 11, 2015 and last revised to August 7, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill
40. "Stormwater Details, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CD 505), dated June 11, 2015 and last revised to August 7, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill
41. "Stormwater Details, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CD 506), dated June 11, 2015 and last revised to August 7, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill
42. "Septic System Details, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CD 507), dated June 11, 2015 and last revised to August 7, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill
43. "Septic System Details, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CD 508), dated June 11, 2015 and last revised to August 7, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill
44. "Septic System Details, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CD 509), dated June 11,

2015 and last revised to August 7, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill

45. "Septic System Details, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CD 510), dated June 11, 2015 and last revised to August 7, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill

46. "Septic System Details, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CD 511), dated June 11, 2015 and last revised to August 7, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill

47. "Water Service Details, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CD 512), dated June 11, 2015 and last revised to August 7, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill

48. "Electrical Service Details, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet CD 513), dated June 11, 2015 and last revised to August 7, 2015, prepared by Cutler Anderson Architects and Fuss & O'Neill

49. "Overall Tree Removal and Tree Protection Plan, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet SP 010), dated June 11, 2015 and last revised to July 22, 2015, prepared by Cutler Anderson Architects and Wesley Stout Associates

50. " Tree Removal and Tree Protection Plan, Enlargement: North, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet SP 011), dated June 11, 2015 and last revised to July 22, 2015, prepared by Cutler Anderson Architects and Wesley Stout Associates

51. " Tree Removal and Tree Protection Plan, Enlargement: South, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet SP 012), dated June 11, 2015 and last revised to July 22, 2015, prepared by Cutler Anderson Architects and Wesley Stout Associates

52. " Overall Landscape Plan, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet SP 100), dated June 22, 2015, prepared by Cutler Anderson Architects and Wesley Stout Associates

53. "Landscape Enlargement Plan: North, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet SP 101), dated June 22, 2015, prepared by Cutler Anderson Architects and Wesley Stout Associates

54. "Landscape Enlargement Plan: South, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet SP 102), dated June 22, 2015 and last revised to July 22, 2015, prepared by Cutler Anderson Architects and Wesley Stout Associates

55. "Restoration Seeding and Planting Plan: South, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet SP 103), dated June 22, 2015 and last revised to July 22, 2015, prepared by Cutler Anderson Architects and Wesley Stout Associates

56. "Lighting Enlargement Plan: North, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet SP 200), dated June 22, 2015, prepared by Cutler Anderson Architects and Wesley Stout Associates

57. "Lighting Enlargement Plan: South, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet SP 201), dated June 22, 2015, prepared by Cutler Anderson Architects and Wesley Stout Associates

58. "Site and Planting Details, Glendinning & Ford Road Campus Project, Westport, Connecticut, Prepared for Bridgewater Associates,", (Sheet SP 300), dated June 22, 2015, prepared by Cutler Anderson Architects and Wesley Stout Associates
59. "Code-Compliance Site, Glendinning & Ford Road Campus Project, Westport, Connecticut, Bridgewater Associates, prepared by Cutler Anderson Architects" (Sheet G4.00) dated June 11, 2015.
60. "Site Plan, Glendinning & Ford Road Campus Project, Westport, Connecticut, Bridgewater Associates, prepared by Cutler Anderson Architects" (Sheet A0.1), dated June 11,2015.
61. "Sections, Glendinning & Ford Road Campus Project, Westport, Connecticut, Bridgewater Associates, prepared by Cutler Anderson Architects" (Sheet A3.1) dated June 11, 2015.
62. "Site Details, Glendinning & Ford Road Campus Project, Westport, Connecticut, Bridgewater Associates, prepared by Cutler Anderson Architects" (Sheet A8.0) dated June 11, 2015.
63. "FR-Sections, Glendinning & Ford Road Campus Project, Westport, Connecticut, Bridgewater Associates, prepared by Cutler Anderson Architects" (Sheet 3.5) dated June 11, 2015.
64. "Wetland Disturbance: Enlargements", (SKL-4.0), Wesley Stout Associates, received by the Conservation Department on August 11, 2015.
65. "Regulated Activity Summary Map, Glendinning & Ford Road Campus Project", (Sheet GI-105), prepared by Cutler Anderson Architects and Wesley Stout Associates, dated June 22, 2015 and last revised to August 7, 2015
66. "West Lot Alternative 1: Modified Original", Sheet SKL-2.1, dated August 12, 2015, prepared by Wesley Stout Associates
67. Response letter to Alicia Mozian, Conservation Director, from Craig Lipinski and Josh Wilson of Fuss & O'Neill dated August 19, 2015

7. Conformance to the Flood and Erosion Control Board Conditions of Approval dated July 1, 2015.
8. The Conservation Department shall be notified at least one week in advance of the initiation of the regulated activity for inspection of the erosion and sediment controls.
9. All activities for the prevention of erosion, such as silt fences and hay bales shall be under the direct supervision of the site contractor and a site monitor selected by the Conservation department staff and 1 Glendinning Place LLC and 25 Ford Road LLC. Best Management Practices (BMP) shall be employed to control storm water discharges to prevent erosion and sedimentation and to otherwise prevent pollution, impairment, or destruction of wetlands or watercourses. Erosion controls are to be inspected by the site monitor once per week and within 24 hours after a storm event over .5 inches or greater. All deficiencies must be remediated with twenty-four hours of finding them.
10. 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.
11. Organic Landscaping practices are recommended as described by the Northeast Organic Farming Association.
12. All plants proposed in regulated areas must be non-invasive and native to North America.
13. Trees to remain are to be protected with tree protection fencing prior to construction commencement.
14. The applicant shall immediately inform the Conservation Department of problems involving sedimentation, erosion, downstream siltation or any unexpected adverse impacts which develop in the course of or are caused by the work.
15. 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.

16. A final inspection and submittal of an "as built" survey is required prior to the issuance of a Certificate of Compliance.

SPECIAL CONDITIONS OF APPROVAL

17. A permanent maintenance schedule for all drainage structures shall be submitted to the Conservation Department prior to the issuance of a Conservation Certificate of Compliance.
18. Site plan to be revised to show catch basins fitted with bell traps and a 24" sump. Said plan shall be submitted to the Conservation Department prior to the issuance of a Zoning permit.
19. The existing underground fuel tank shall be removed. Any contaminated soil found shall be removed in accordance with all local and state regulations. Removal documentation in the form of a closure report for the UST provided by 1 Glendinning Place/ 25 Ford Road shall be submitted to the Conservation Department prior to the issuance of a Conservation Certificate of Compliance.
20. A copy of the final Connecticut Department of Energy and Environmental Protection (DEEP) Underground Injection Control (UIC) permit for the WWTS shall be submitted to the Conservation Department prior to issuance of a zoning permit. The applicant shall meet all conditions of the DEEP UIC Permits.
21. A copy of the Stormwater Discharge Permit from the DEEP and a copy of the Army Corps of Engineer permit (if required) and a copy of the FEMA approval of the letter of Map Revision application shall be submitted to the Conservation Department prior to issuance of a zoning permit.
22. The design engineer shall be required to witness the construction of the level spreader and certify the structure and the associated infrastructure has been installed in compliance with the approved construction plans and specifications. Said certification shall be submitted to the Conservation Department prior to the issuance of a Conservation Certificate of Compliance.
23. Revision to the site plan to include areas for snow storage at 25 Ford Road. Said revisions shall be submitted to the Conservation Department prior to the issuance of a Zoning permit.
24. A turbidity curtain for sediment control shall be installed in the area of construction activity within the West Branch of the Saugatuck River during the stream bank restoration, regrading and replanting effort. Curtain is to be moved as necessary as work progresses in the stream channel.
25. The site plan shall be revised to remove the grading within the floodway behind Building "A". Said revision shall be submitted to the Conservation Department prior to the issuance of a Zoning permit.
26. A plan employing the Northeast Organic Farmer's Association principles in maintaining its grounds, including the implementation of an Integrated Pest Management plan for the "Great Lawn" shall be submitted to the Conservation Department prior to issuance of a zoning permit.
27. A site monitor (the Monitor) shall be appointed by the Conservation Department with concurrence from 1 Glendinnig Place LLC and 25 Ford Road LLC prior to construction. The Monitor shall be paid for at the expense of the applicant/owner. The name, address and phone number of the Monitor is to be submitted to the Conservation Department for its records. The Monitor, site contractor, design engineer, Conservation Department staff and Town Engineer shall attend a pre-construction meeting on site prior to the initiation of any construction activity. Said monitor shall inspect sediment and erosion controls at least once every five (5) calendar days and within 24 hours after a storm event over .5 inches or greater.
28. An invasive species control plan will be prepared as part of the long-term (3 year minimum) site "landscaping and maintenance plan and be submitted to the Town staff for review and administrative approval prior to the issuance of a Zoning permit. The plan will include

species-specific details including preferred treatment methods, time of year or vegetative conditions for treatment, and reporting.

29. A performance bond to cover the cost of all floodplain and riparian zone plantings as well as the sediment and erosion controls and invasive plant monitoring shall be submitted to the Conservation Department prior to the issuance of a zoning permit. The portion of the bond for plantings shall be held for two full growing seasons from the date of installation to ensure their viability.

30. A Maintenance Covenant for use, clean up and debris removal shall be established from the area known as the Great Lawn and the driveway leading to the Great Lawn as well as a 10' perimeter extending outward from those areas, the east bank of the West Branch of the Saugatuck River as well as a 10 ft. perimeter from the east bank, and from the west parking area commonly referred to as the West Lot together with the driveways leading to the West Lot.

The maintenance covenant shall be placed on the land records prior to issuance of the Conservation Certificate of Compliance. Said covenant shall not prevent timely removal of storm debris from the west parking lot, the entrance drive from Ford Road and the emergency turn around loop located in the "Great Lawn".

31. During construction and site development phases, all contractors and their employees should be informed that they are working in or near an important public water supply area. Fuel or other hazardous material spills must be reported immediately to the Connecticut DEEP Oil and Chemical Spills Unit and to Aquarion Water Company.

32. The structural integrity of the wall adjacent to the Saugatuck River (area 25 Ford Rd. Building/ sheet GI-105) shall be assessed with a structural evaluation report and submitted to the Conservation Department prior to soil removal.

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

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

Motion: Shea **Second:** Rycenga
Ayes: Shea, Davis, Bancroft, Field, Rycenga, Porter, Belzer
Nayes: 0 **Abstentions:** 0 **Vote:** 7:0:0

The August 19, 2015 Public Hearing of the Westport Conservation Commission adjourned at 8:36 p.m.

Motion: Rycenga Second: Field
Ayes: Rycenga, Field, Belzer, Corroon, Davis, Porter, Shea
Nayes: None Abstentions: None Vote: 7:0:0