

**MINUTES
WESTPORT CONSERVATION COMMISSION
NOVEMBER 18, 2015**

The November 18, 2015 of the Westport Conservation Commission was called to order at 7:00 p.m. in Room 201/201A of the Westport Town Hall.

ATTENDANCE

Commission Members:

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

Staff Members:

Alicia Mozian, Conservation Department Director
Lynne Krynicky, Conservation Analyst

This is to certify that these minutes and resolutions were filed with the Westport Town Clerk within 7 days of the November 18, 2015 Public Hearing of the Westport Conservation Commission pursuant to Section 1-225 of the Freedom of Information Act.

Alicia Mozian
Conservation Department Director

Mel Barr presented the application on behalf of the property owner. This is a 7 acre parcel that has a house on it. There is a pond and a brook to the northeast and a larger wetland to the southwest. They retained soil scientist, Alexandra Moch, to flag the wetland line and Tom Pietras was retained by the Town to verify the line. There was a discrepancy with two of the flags. The two soils scientists met on site and agreed on the boundary.

Ms. Krynicki explained that this process of verifying the wetland boundary is routine for a subdivision.

William Weeks of 11 Fresenius Road stated he has been a resident of the road for 32 years. In 1999, he had submitted an application for an addition. He had for a soil's investigation done and was told by the Conservation Department that they would not accept his line. Now he is confused as to what the process is for review of this boundary and for the subdivision review. He asked why there are two applications.

Ms. Mozian explained that the applications do not occur concurrently and the map amendment application to determine the extent of the wetlands must occur first as the subdivision maps must reflect the approved wetland lines. She said she was unsure why the department had not accepted the report from his soil scientist but encouraged him to pursue an amendment now.

Thomas Schmidt of 19 Long Lots Road asked further clarifying questions. He asked for the area of wetlands and the difference between the Town wetland line and the flagged wetland line.

Ms. Mozian highlighted the differences.

Eric Troelstra of 23 Long Lots Road asked how wetland soils are delineated.

Ms. Krynicki explained the process of determining soil types using the color and texture of the soil.

John Fable of 3 Fresenius Road stated the brook on this property runs down towards his property and would not want the eventual subdivision development to cause more runoff onto his property.

Mr. Weeks asked about the Planning & Zoning Commission's role in reviewing the subdivision application.

Mr. Troelstra asked when the sediment and erosion controls would be reviewed.

Ms. Krynicki stated she would be reviewing the application with the Town Engineering Department with regard to the sediment and erosion controls and drainage.

Mr. Barr reiterated that two soil scientists are in agreement on the flagged wetland line plus staff, who is a soil scientist.

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

Motion:	Shea	Second:	Porter
Ayes:	Shea, Porter, Bancroft, Corroon, Davis, Rycenga		
Nayes:	None	Abstentions:	None
		Vote:	6:0:0

Findings
15 & 16 Fresenius Road
#IWW/M 100071-15

- 1. Application Request:** Applicant is requesting a wetland map amendment to the Town of Westport Conservation map #F9.
- 2. Plan Reviewed:**

“Existing Conditions, Location Boundary Survey Prepared for Patricia Colgan Davis, 15 & 16 Fresenius Road, Westport, Connecticut”, Scale: 1”= 40’, dated April 22, 2015 and last revised to November 6, 2015 prepared by Walter H. Skidd- Land Surveyor LLC

3. Previous Applications Submitted:

AA,WPL/E 11073-15 Proposed four lot subdivision

4. Facts Relative to this application:

- a. Property is outside aquifer protection zones and aquifer/primary recharge zones.
 - b. Property is outside Coastal Area Management zones.
 - c. The property is located at the end of Fresenius Road. The 7.02 acre site supports a single-family residence with a driveway. The area is mostly wooded with a small clearing associated with the dwelling.
 - d. The topography of the site consists of ridges and two valleys. The area drains towards the south
 - e. The 100 year flood plain as designated by the Federal Emergency Management Agency (FEMA) is not located on this property.
 - f. Two wetland/watercourse systems were identified at the site. The first one is located on the western side of the road and consists of a perennial stream, man-made pond and associated wetland fringes. This area is naturally wooded with small lawn inclusion located between the residence and the pond. The second wetland/watercourse system is situated on the eastern side of the road. This system is supported by several springs emerging from the slopes. The southern section of this system holds water during the wet season. This area is a typical red-maple swamp supported by natural buffers.
 - g. A report, dated August 22, 2015, prepared Ms. Aleksandra Moch, Professional Soil and Wetland Scientist, describes soil types found on property to include wetland soil types, Ridgebury, Leicester and Whitman soils, extremely stony (3) and Timakwa and Natchaug (17).
 - h. The Ridgebury, Leicester and Whitman soils unit consists of poorly drained and very poorly drained soils found in depressions and drainageways on uplands and in valleys. Stones and boulders cover 5% to 35% of the surface. This unit consists of three soil types mapped together because they have no major differences in use and management. The soils have a seasonal high water table at or near the surface from fall to spring. The permeability of Ridgebury and Whitman soils is moderate or moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. The permeability of the Leicester soils is moderate or moderately rapid throughout. Available water capacity is moderate in all three soils. Runoff is slow on all three, and water is ponded on the surface of some areas of the Whitman soils. The high water table, ponding, and the stones and boulders on the surface limit these soils for community development. Excavations are commonly filled with water. Quickly establishing plant cover and using siltation basins help to control erosion and sedimentation during construction. The Timakwa and Natchaug soils consists of very deep, very poorly drained soils formed in woody and herbaceous organic materials over sandy deposits in depressions on lake plains, outwash plains, till plains, moraines and flood plains. gently sloping, moderately well drained soil on drumlins and hills. The organic material extends to a depth of 16 to 51 inches. Woody fragments commonly occur throughout the organic soil materials in most pedons. The surface tier is peat, mucky peat, or muck (fibric, hemic or sapric materials). The subsurface tiers are commonly muck (sapric materials). The bottom horizon is loamy very fine sand, very fine sandy loam, sandy loam, fine sandy loam, loam or silt loam or gravelly analogues of these textures. Rock fragments range is size from gravel to stones.
 - i. The upland soils have been identified as Charlton-Chatfield complex, 3 to 15 percent slopes, very rocky (73C) and Paxton and Montauk fine sandy loams, 3 to 8 percent slopes. These soil types are well drained soils found on till plains, hills and drumlins.
5. The applicant is proposing to amend wetland boundary as it exists on town wetland map #F9. Soil Scientist, Tom Pietras, of Soil Science and Environmental Services, Inc., retained by the Town of Westport is in general agreement with the proposed wetland boundary delineated by Aleksandra Moch. However, in a report dated September 9, 2015, he determined that additional wetlands are present to the southeast of wetland flags 75 and 76. Poorly drained Leicester fine sandy loam

FINDINGS
Application # WPL 10104-15
36 Otter Trail

1. **Application Request:** Applicant is requesting to retain an existing 4' by 16' fixed pier and to legalize a 3' by 15' ramp, a 5' by 6' ramp landing float and a 7' by 15' float with float skids anchored to the fixed pier with struts. Work is within the WPLO area of the Saugatuck River.

Tidal wetlands were delineated along the Saugatuck River, on the north side of the property, by Matthew Popp of Environmental Land Solutions.

2. **Plans reviewed:**

1. "Plot Plan Prepared for Jeffrey T. Wood, 36 Otter Trail, Westport, Connecticut", Scale; 1"= 20', dated September 3, 2009 and last revised to June 29, 2015, prepared by Nutmeg Land Surveying Services
2. "Proposed Site Plan, Retention of Existing Pier and Proposed Ramp and Float, Saugatuck River, Town of Westport, County of Fairfield, State of Connecticut, Application by Jeffrey T. Wood, (Sheet 4 of 6)", dated July 8, 2010 and last revised to March 17, 2011, prepared by Ocean and Coastal Consultants, Inc.
3. "Elevation A-A, Retention of Existing Pier and Proposed Ramp and Float, Saugatuck River, Town of Westport, County of Fairfield, State of Connecticut, Application by Jeffrey T. Wood, (Sheet 5 of 6)", dated July 8, 2010 and last revised to March 17, 2011, prepared by Ocean and Coastal Consultants, Inc.
4. "Elevation B-B, Retention of Existing Pier and Proposed Ramp and Float, Saugatuck River, Town of Westport, County of Fairfield, State of Connecticut, Application by Jeffrey T. Wood, (Sheet 6 of 6)", dated July 8, 2010 and last revised to March 17, 2011, prepared by Ocean and Coastal Consultants, Inc.

3. **Background Information:**

1. State of Connecticut DEEP has approved this application on September 19, 2011, #201101047-TS.
2. WPL 8074-07 for new house and associated site improvements
3. The area is designated a "Restricted Relay" shellfish area by the Westport Shellfish Commission.

4. **Property Description:**

Property is served by public sewer and water.

Location of 25 year flood boundary: 9 ft. contour interval.

Location of WPLO boundary: is 15ft from the 9ft contour

Flood boundary zones are identified as the 100 year flood zones A6 elevation 11' NGVD

Aquifer: The property is NOT within either a groundwater recharge area or an aquifer protection area.

Coastal Area Management: Property located within CAM zone. The coastal resources are identified as: Coastal Hazard Area, and Nearshore Waters.

The Flood and Erosion Control Board approved the application with conditions on November 4, 2015.

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

" 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 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."

The Westport Shellfish Commission reviewed the request in August of 2010 and found there were no known shellfish beds in the area and therefore, determined that the dock will not adversely impact a shellfish area.

The applicant proposes to retain the current fixed pier and legalize the ramp and floating dock. No construction will be taking place on site. Therefore there will be no impact to existing tidal wetlands or soil disturbance.

The fixed pier structure was constructed by a previous property owner prior to 1980 as evidenced in an aerial photo.

The site contains approximately 1,400 square feet of tidal wetland vegetation consisting of *Spartina alterniflora*, *Iva frutescens* and a variety of other species. Approximately 100 lineal feet of stones line the shoreline across the property. The site is located in a developed waterfront area as depicted on the coastal resources map.

The floating dock and landing are supported on skids to keep the float 18" above the mud during low tide. The proposed ramp and floating dock will provide boating access to the Saugatuck River and will be removed seasonally.

The Commission finds that this legalization with existing and proposed conditions and no further active construction taking place, this project will not significantly impact natural resources as they are protected by the Waterway Protection Line Ordinance.

Conservation Commission
TOWN OF WESTPORT
Conditions of Approval
Application # WPL 10104-15
Street Address: 36 Otter Trail
Assessor's: Map C 07 Lot 066
Date of Resolution: November 18, 2015

Project Description: For the legalization of a ramp and float added to an existing timber pier. Work is within the WPLO area of the Saugatuck River.

Owner of Record: Jeffrey T. Wood
Applicant: Jeffrey T. Wood

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 10104-15** with the following conditions:

1. It is the responsibility of the applicant to obtain any other assent, permit or license required by law or regulation of the Government of the United States, State of Connecticut, or of any political subdivision thereof.
2. If an activity also requires zoning or subdivision approval, special permit or special exception under section 8.3(g), 8-3c, or 8-26 of the Connecticut General Statutes, no work pursuant to the wetland permit shall commence until such approval is obtained.
3. If an approval or permit is granted by another Agency and contains conditions affecting wetlands and/or watercourses, the applicant must resubmit the application for further consideration by the Commission for a decision before work on the activity is to take place.
4. The Conservation Department shall be notified at least forty-eight (48) hours in advance of the initiation of the regulated activity for inspection of the erosion and sediment controls.
5. All activities for the prevention of erosion, such as silt fences and hay bales shall be under the direct supervision of the site contractor who shall employ the best management practices to control storm water discharges and to prevent erosion and sedimentation to otherwise prevent pollution, impairment, or destruction of wetlands or watercourses. Erosion controls are to be inspected by the applicant or agent weekly and after rains and all deficiencies must be remediated with twenty-four hours of finding them.

Roger Brach; 2 Pony Lane, LLC; Coastal Construction Group; Dino Michetti; Richard A. and Patricia A. Rubenstein; Westport Building Company; Mark C Burton; and, William B and Elizabeth K Rubidge respectively, to amend wetland boundary map #E13, E17, F11, B06, F08, C12, A13, B10, D05, D15, D07, F17, F11, D13, G15 and F09 respectively.

Ms. Krynicky presented the application on behalf of the staff. She explained that these amendments are those that have arisen as part of construction projects. She said that all have been plotted on a single map and filed with the Town Clerk. Eventually, the Town's GIS system will be updated to show the approved changes once all the electronic copies of the boundaries have been received from the property owners. Final Conservation Certificate of Compliances will not be issued for development projects until these electronic files are submitted.

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

Motion:	Shea	Second:	Porter
Ayes:	Shea, Porter, Bancroft, Corroon, Davis, Rycenga		
Nays:	None	Abstentions:	None
			Vote: 6:0:0

FINDINGS

Application #IWW/M 10100-15

114 Cross Highway, 104 Easton Road, 54 North Avenue, 443 Riverside Avenue, 48 Hillandale Road, 59 Richmondville Avenue, 4 Twin Oaks Lane, 5 Woodside Avenue, 27 Narrow Rocks Road, 2 Pony Lane, 33 Green Acre Lane, 3 Pheasant Lane, 22 Pumpkin Hill Road, 6 Gault Park Drive, 26 Highland Road, 18 West Parish Road

As required by Section 8.0 of the "Regulations for the Protection and Preservation of Wetlands and Watercourses for the Town of Westport, Connecticut" revised to August 2004, any petition to revise a wetland boundary may require supporting documentation from a soil scientist that the land in question does not have a poorly or very poorly drained, alluvial or floodplain soil. Map amendment applications on the properties located at 114 Cross Highway, 104 Easton Road, 54 North Avenue, 443 Riverside Avenue, 48 Hillandale Road, 59 Richmondville Avenue, 4 Twin Oaks Lane, 5 Woodside Avenue, 27 Narrow Rocks Road, 2 Pony Lane, 33 Green Acre Lane, 3 Pheasant Lane, 22 Pumpkin Hill Road, 6 Gault Park Drive, 26 Highland Road, 18 West Parish Road are supported by certified soil scientists on the basis of on site soil investigations. The flagged wetland boundary in the field has been verified by staff or an independent soil scientist and concurrence has been reached.

1. **114 Cross Highway** Amendment of wetland boundary map E 13

Soil Scientist: Otto Theall of Soil & Wetland Science, LLC

Soil Report Summary- prepared by Otto Theall on October 2, 2012 describes the following wetland soils occurring on the property:

Ridgebury, Leicester, and Whitman extremely stony fine sandy loams (3): The Leicester series consists of very deep, poorly drained loamy soils formed in friable till. They are nearly level or gently sloping soils in drainageways and low-lying positions on hills. Slope ranges from 0 to 8 percent. Permeability is moderate or moderately rapid in the surface layer and subsoil and moderate to rapid in the substratum. Mean annual temperature is about 50 degrees F., and mean annual precipitation is about 47 inches.

The soils formed in acid glacial till derived mostly from schist, gneiss, and granite.

Mr. Theall describes the non-wetland soils as described as the following:

Udorthents-Urban land complex (308): This unit consists of areas that have been altered by cutting or filling. The areas are commonly rectangular and mostly range from 5 to 100 acres. Slopes

are mainly 0 to 25 percent. The materials in these areas are mostly loamy, and in the filled areas it is more than 20 inches thick. Some of the filled areas are on floodplains, in tidal marshes, and on areas of poorly drained and very poorly drained soils. Included in this unit in mapping are small areas of soils that have not been cut or filled. Also included are a few larger urbanized areas and a few small areas containing material such as logs, tree stumps, concrete, and industrial waste. A few areas have exposed bedrock. Included areas make up about 30 percent of this map unit. The properties and characteristic of this unit are variable, and the unit requires on-site soil investigation and evaluation for most uses.

Plan reviewed: "Zoning/ Location Survey Map of Property Prepared for David Bunan & Maria E. Bunan, 114 Cross Highway, Westport, Connecticut", Scale 1"=30', dated May 8, 2009 and last revised to July 13, 2015, prepared by Walter H. Skidd- Land Surveyor LLC

2. 104 Easton Road: Amendment of wetland boundary map E 17.

Soil Scientist: Otto Theall of Soil & Wetland Science, LLC

Soils Description:

Soil Report Summary- prepared by Otto Theall on June 11, 2014 describes the following wetland soils occurring on the property:

The wetland contains a watercourse (pond).

Walpole sandy loam (13): This unit consists of very deep, poorly drained sandy soils formed in outwash and stratified drift.

Walpole soils are nearly level and gently sloping soils in shallow drainageways and low-lying areas on terraces and plains. Slope ranges from 0 to 8 percent. The soils formed in sandy glaciofluvial and stratified drift materials derived mainly from crystalline rocks.

Mr. Theall describes the non-wetland soils as described as the following:

Agawam fine sandy loam (29): The Agawam series consists of very deep, well drained soils formed in sandy, water deposited materials. They are level to steep soils on outwash plains and high stream terraces. Most areas are on slopes that are less than 15 percent.

Udorthents-Urban land complex (306): This unit consists of areas that have been altered by cutting or filling. The areas are commonly rectangular and mostly range from 5 to 100 acres. Slopes are mainly 0 to 25 percent. The materials in these areas are mostly loamy, and in the filled areas it is more than 20 inches thick. Some of the filled areas are on floodplains, in tidal marshes, and on areas of poorly drained and very poorly drained soils. Included in this unit in mapping are small areas of soils that have not been cut or filled. Also included are a few larger urbanized areas and a few small areas containing material such as logs, tree stumps, concrete, and industrial waste. A few areas have exposed bedrock. Included areas make up about 30 percent of this map unit. The properties and characteristic of this unit are variable, and the unit requires on-site soil investigation and evaluation for most uses.

Plan reviewed: "Site Redevelopment Plan Prepared for Mathissen Property, 104 Easton Road, Westport, Connecticut", Scale 1"=30', dated December 5, 2014 and last revised to March 11, 2015, prepared by Grumman Engineering LLC

3. 54 North Avenue: Amendment of wetland boundary map F 11.

Soil scientist: Otto Theall of Soil & Wetland Science, LLC

Soils Description:

Soil Report Summary- prepared by Otto Theall dated September 26, 2014 describes the following wetland soils occurring on the property:

Ridgebury fine sandy loam (2): This soil unit consists of nearly level to gently sloping, poorly drained soil found in low areas and drainageways on drumlins and hills. This Ridgebury soil has a high water table at a depth of about 6 inches from fall until late spring. The permeability of the soil is moderate to moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. Available water capacity is moderate, and runoff is slow. The soil dries out and warms up slowly in spring. Most areas have been cleared and are used for hay or pasture. A few areas are wooded, and some scattered areas are used for community development. The seasonal high water table and the slow or very slow permeability in the substratum limit this soil for community development, especially for on-site septic systems. Slopes of excavations are unstable when wet, and lawns are frequently soggy. Quickly establishing plant cover and using siltation basins help to control erosion and sedimentation during construction. This soil is suitable for cultivated crops and trees. Artificial drainage is needed. Even when drained, however, the soil usually remains wet for several days after heavy rains, restricting use of farming equipment. The high water restricts the root growth of trees and many trees are uprooted during windy periods.

Mr. Theall describes the non-wetland soils as described as the following:

Woodbridge fine sandy loam (45): This is a gently sloping, moderately well drained soil on drumlins and hills. Included with this soil in mapping are small areas of well drained Paxton and Stockbridge soils and poorly drained Ridgebury soils. Included areas make up about 15 percent of this map unit. Woodbridge soil has a seasonal high water table at a depth of about 20 inches from fall until late spring. The permeability of this soil is moderate or moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. Very slow permeability of the substratum and the seasonal high water table limit this soil for community development, especially for onsite septic systems. Slopes of excavations in the soil are unstable when wet, and the lawns are often soggy from autumn to spring.

Udorthents-Urban land complex (306): This unit consists of areas that have been altered by cutting or filling. The areas are commonly rectangular and mostly range from 5 to 100 acres. Slopes are mainly 0 to 25 percent. The materials in these areas are mostly loamy, and in the filled areas it is more than 20 inches thick. Some of the filled areas are on floodplains, in tidal marshes, and on areas of poorly drained and very poorly drained soils. Included in this unit in mapping are small areas of soils that have not been cut or filled. Also included are a few larger urbanized areas and a few small areas containing material such as logs, tree stumps, concrete, and industrial waste. A few areas have exposed bedrock. Included areas make up about 30 percent of this map unit. The properties and characteristic of this unit are variable, and the unit requires on-site soil investigation and evaluation for most uses.

Plan reviewed: "Proposed Site Plan Details & Notes, Alfred Popken, 54 North Avenue, Westport, Connecticut", Scale 1"=20', dated February 11, 2015, prepared by Chappa and Paolini, Engineers, LLC

4. 443 Riverside Avenue: Amendment of wetland boundary map B 06

Soil Scientist: Otto Theall of Soil & Wetland Science, LLC

Soils Description:

Soil Report Summary- prepared by Otto Theall dated September 26, 2014 describes the following wetland soils occurring on the property:

Westbrook mucky peat (98): This soil type is nearly level, poorly drained and found in tidal marshes and estuaries that are subject to tidal inundation. The permeability of this Westbrook soil is moderate

to rapid in surface and subsurface layers and moderate in the substratum. Available water capacity is high. Runoff is slow, and water is ponded on the surface in some areas. Most areas of this soil type provide saltwater habitat for fish, shellfish, and waterfowl. A few areas have been filled and used for community and industrial development. The tidal flooding, the high water table, a high salt content, and instability of the surface and subsurface layers make the soil unsuitable for most uses other than wetland wildlife habitat. Extensive filling is needed in areas used for community development.

Mr. Theall describes the non-wetland soils as described as the following:

Udorthents-Urban land complex (306) and Udorthents smoothed (308): These units consists of areas that have been altered by cutting or filling. The areas are commonly rectangular and mostly range from 5 to 100 acres. Slopes are mainly 0 to 25 percent. The materials in these areas are mostly loamy, and in the filled areas it is more than 20 inches thick. Some of the filled areas are on floodplains, in tidal marshes, and on areas of poorly drained and very poorly drained soils. Included in these units in mapping are small areas of soils that have not been cut or filled. Also included are a few larger urbanized areas and a few small areas containing material such as logs, tree stumps, concrete, and industrial waste. A few areas have exposed bedrock. Included areas make up about 30 percent of this map unit. The properties and characteristic of this unit are variable, and the unit requires on-site soil investigation and evaluation for most uses.

Plan reviewed: "Zoning Location Map of Property Prepared for Charles Sherts, 443 Riverside Avenue, Westport, Connecticut", Scale 1"=20', dated March 5, 2015 and last revised to April 21, 2015, prepared by Dennis Deilus- Land Surveyors

5. 48 Hillandale Road: Amendment of wetland boundary map F 08

Soil Scientist: Otto Theall of Soil & Wetland Science, LLC

Soils Description:

Soil Report Summary- prepared by Otto Theall dated December 12, 2014 describes the following wetland soils occurring on the property:

Raypol silt loam (12): This soil type is nearly level, poorly drained soil found in depressions, on plains and terraces. Included in this unit are small areas of moderately well drained Ninigret soils, poorly drained Walpole soils, and very poorly drained Saco and Scarborough soils. The Raypol soil has a seasonal high water table at a depth of 6 inches from fall until late spring. The permeability of the soil is moderate in the surface layer and subsoil, and rapid or very rapid in the substratum. Runoff is slow, and available water capacity is moderate. The soil dries and warms up slowly in spring. Most areas of this soil type are wooded. The seasonal high water table and rapid permeability in the substratum limit this soil for community development. Groundwater pollution is a hazard in areas used for on-site septic systems. Excavations in the soil area commonly filled with water, and many areas do not have drainage outlets. Quickly establishing plant cover and using siltation basins help to control erosion and sedimentation during construction. The soil is poorly suited for trees due to the high water table which restricts root growth. As a result, many trees are uprooted during windy periods.

Mr. Theall describes the non-wetland soils as described as the following:

Udorthents-Urban land complex (306): This unit consists of areas that have been altered by cutting or filling. The areas are commonly rectangular and mostly range from 5 to 100 acres. Slopes are mainly 0 to 25 percent. The materials in these areas are mostly loamy, and in the filled areas it is more than 20 inches thick. Some of the filled areas are on floodplains, in tidal marshes, and on areas of poorly drained and very poorly drained soils. Included in these units in mapping are small areas of soils that have not been cut or filled. Also included are a few larger urbanized areas and a few small areas containing material such as logs, tree stumps, concrete, and industrial waste. A few areas have exposed bedrock. Included areas make up about 30 percent of this map unit. The properties

and characteristic of this unit are variable, and the unit requires on-site soil investigation and evaluation for most uses.

Sutton fine sandy loam, very stony (51): This gently moderately well drained soil is in slight depression and on the sides of hills and ridges. Stones and boulders cover 1 to 5 percent of the surface. The areas are irregularly shaped and mostly range from 4 to 30 acres. Included with this soil in mapping are small areas of well drained Charlton and Paxton soils, moderately well drained Woodbridge soils and poorly drained Leicester and Ridgebury soils.

Hollis-Charlton-Rock outcrop complex (75): This soil is a well drained and somewhat excessively drained soil found on hills and ridges. This complex soils is about 40% Hollis soil, 25% bedrock, 20% well drained Charlton soils, and 15% other soils. These soils have a moderate to moderately rapid permeability. Runoff is medium to rapid. The soils dry out and warm up in early spring. The major limitations of this oil for community development are the shallow depth to bedrock, the areas of exposed bedrock, and the stones and boulders on the surface.

Plan Reviewed: "Site Improvement Plan, Chip Platz, 48 Hillandale Road, Westport, Connecticut", Scale 1"=20', dated March 4, 2015, prepared by Dennis Deilus- Land Surveyors

6. 59 Richmondville Avenue: Amendment of wetland boundary map C 12

Soil Scientist: Dr. Gene McNamara of ESM Associates

Soils Description:

Soil Report Summary- prepared by Dr. Gene McNamara on April 3, 2015 describes the following wetland soils occurring on the property:

Aquents (13): This soil is found on slopes of 0 to 3 percent in disturbed areas that generally have less than two (2) feet of fill over naturally occurring poorly or very poorly drained soils, or are located where the naturally occurring wetland soils are no longer identifiable, or the original soil materials have been excavated to the ground water table within twenty (20) inches of the soil surface, have an aquatic moisture regime and can be expected to support hydrophytic vegetation.

Dr. McNamara describes the non-wetland soils as described as the following:

Agawam fine sandy loam (29): The Agawam series consists of very deep, well drained soils formed in sandy, water deposited materials. They are level to steep soils on outwash plains and high stream terraces. Most areas are on slopes that are less than 15 percent.

Udorthents-Urban land complex (306): This unit consists of areas that have been altered by cutting or filling. The areas are commonly rectangular and mostly range from 5 to 100 acres. Slopes are mainly 0 to 25 percent. The materials in these areas are mostly loamy, and in the filled areas it is more than 20 inches thick. Some of the filled areas are on floodplains, in tidal marshes, and on areas of poorly drained and very poorly drained soils. Included in this unit in mapping are small areas of soils that have not been cut or filled. Also included are a few larger urbanized areas and a few small areas containing material such as logs, tree stumps, concrete, and industrial waste. A few areas have exposed bedrock. Included areas make up about 30 percent of this map unit. The properties and characteristic of this unit are variable, and the unit requires on-site soil investigation and evaluation for most uses.

Hinckley Gravelly Sandy Loams: The Hinckley series consists of very deep, excessively drained soils formed in glaciofluvial materials. Hinckley soils are nearly level through very steep soils on outwash terraces, outwash plains, outwash deltas, kames, kame terraces, and eskers. Slope is generally 0 through 8 percent on tops of the terraces, outwash plains and deltas.

Plan Reviewed: "Proposed Plot Plan Prepared for Jonathan and Deborah Goodman, #59 Richmondville Avenue, Westport, Connecticut", Scale 1"=20', dated May 20, 2015, prepared by Leonard Surveyors, LLC

7. 4 Twin Oaks Lane: Amendment of wetland boundary map A 13

Soil Scientist: David Lord of Soil Resource Consultants

Soils Description:

Soil Report Summary- prepared by David Lord dated July 9, 2013 describes the following wetland soils occurring on the property:

This wetland contains a watercourse known as Poplar Plains Brook.

Aquents: This map unit consists primarily of disturbed soil materials with poorly drained characteristics generally less than 20 inches down from the existing soil surface. The natural soil profile has been disturbed by previous filling and or grading activities. Classification into natural soil map units is not possible.

Leicester, Ridgebury and Whitman (3): These soils are mapped together because they react similarly to most uses and management. These poorly and very poorly drained soils are formed in drainageways.

Ridgebury soils have loamy to fine sandy loam textures to a depth of 60 inches or more.

Whitman soils are generally found in localized depressional areas. Typically they have loamy, silt loam or fine sandy loam textures.

Leicester soils are very deep, poorly drained soils which formed in loamy glacial till derived from gneiss and schist. Typically they have fine sandy loam textures to a depth of 60 inches or more.

Mr. Lord describes the non-wetland soils as described as the following:

Canton and Charlton (61): This series consists of very deep, well drained soils formed in a loamy mantle underlain by sandy till. They are nearly level to very steep glaciated plains, hills and ridges. Depth to bedrock is commonly more than 6 feet.

Sutton (50): This soil unit consists primarily of extremely stony soils on 3 to 15 percent slopes. These soils are very deep and moderately well drained. Typically Sutton soils have fine sandy loam to gravelly fine sandy loam textures to a depth of 60 inches or more.

Udorthents (304): This map unit consists of moderately well to well drained disturbed soils. It is composed of filled areas and areas consisting of both cut and fill. Soils in this map unit have been extensively disturbed by grading and filling activities associated with the existing developed/alterd portions of this site. Original diagnostic soil horizons are not present. Soils in this map unit have a wide range of characteristics.

Plan Reviewed: "Plot Plan Prepared for Lovin M. and Anisha Thomas, #4 Twin Oaks Lane, Westport, Connecticut" Scale 1"=30', dated August 21, 2013, prepared by Leonard Surveyors, LLC

8. 5 Woodside Avenue: Amendment of wetland boundary map B 10

Soil Scientist: Aleksandra Moch, Soil and Wetland Scientist

Soils Description:

Soil Report Summary- prepared by Aleksandra Moch dated January 19, 2015 describes the following wetland soils occurring on the property:

Leicester fine sandy loam (4): This nearly level poorly drained soil is in drainageways and depressions. Slopes range from 0 to 5 percent. Typically, this soil has a surface layer of black fine sandy loam seven (7) inches thick. The subsoil is twenty-two (22) inches thick. This Leicester soil has a seasonal high water table at a depth of about 6 inches from fall until late spring. The permeability of the soil is moderate to moderately rapid. Runoff is slow, and available water capacity is moderate. The soil dries out and warms up slowly in spring. Most areas of this soil are wooded. A few areas are used for hay and pasture, and a few scattered areas are used for community development. The seasonal high water table limits this soil for community development; sites for on-site septic systems commonly need extensive filling and require special design and installation. Where suitable outlets are available, footing drains help prevent wet basements. Using siltation basins and quickly establishing plant cover help to control erosion and sedimentation during construction. Even when drained, the soil remains wet for several days after heavy rains, restricting the use of farming equipment. Wetness make this soil poorly suited for trees. The shallow rooting depth to the seasonal high water table causes the uprooting of many trees during windy periods.

Ms. Moch describes the non-wetland soils as described as the following:

Hollis-Chatfield Rock Outcrop (75E): This soil is a well drained and somewhat excessively drained soil found on hills and ridges. This complex soils is about 35% Hollis soil, 20% bedrock, 20% well drained Charlton soils, and 25% other soils. These soils have a moderate to moderately rapid permeability. Runoff is medium to rapid. The soils dry out and warm up in early spring. The major limitations of this oil for community development are the shallow depth to bedrock, the areas of exposed bedrock, and the stones and boulders on the surface.

Canton and Charlton (62C): This series consists of very deep, well drained soils formed in a loamy mantle underlain by sandy till. They are nearly level to very steep glaciated plains, hills and ridges. Depth to bedrock is commonly more than 6 feet.

Plan Reviewed: "Proposed Site Improvements Plan for a Single Family Dwelling, Tomas Brothers, LLC, 5 Woodside Lane, Westport, CT", Scale 1"=20', dated June 16, 2015, prepared by Chappa and Paolini, Engineers

9. 27 Narrow Rocks Road: Amendment of wetland boundary map D 05

Soil Scientist: Aleksandra Moch, Soil and Wetland Scientist

Soils Description:

Soil Report Summary- prepared by Aleksandra Moch dated January 1, 2015 describes the following wetland soils occurring on the property:

The wetland contains a pond.

Timakwa and Natchaug (17): This unit consists of very deep, very poorly drained soils formed in woody and herbaceous organic materials over sandy deposits in depressions on lake plains, outwash plains, till plains, moraines and flood plains.

Ms. Moch describes the non-wetland soils as described as the following:

Hollis-Chatfield Rock Outcrop (75E): This soil is a well drained and somewhat excessively drained soil found on hills and ridges. This complex soils is about 35% Hollis soil, 20% bedrock, 20% well drained Charlton soils, and 25% other soils. These soils have a moderate to moderately rapid permeability. Runoff is medium to rapid. The soils dry out and warm up in early spring. The major limitations of this oil for community development are the shallow depth to bedrock, the areas of exposed bedrock, and the stones and boulders on the surface.

Ninigret-Urban land complex (221A): This nearly level to gently sloping, moderately well drained soil is found on plains and terraces in stream valleys. This soil has a seasonal high water table at a depth of about 20 inches from late fall until mid-spring. Permeability is moderately rapid in the surface layer and subsoil, and rapid in the substratum. Runoff is slow and available water capacity is moderate. The soil dries out and warms up slowly in spring. Many areas of this soil are used for hay, corn, vegetable and nursery crops. Some scattered areas are used for community development and a few small areas are wooded. The seasonal high water table is the main limitation of this soil for community development. The water table makes special design and installation of on-site septic systems necessary. Slopes of excavations are commonly unstable. Where outlets are available, footing drains help prevent wet basements. Quickly establishing plant cover, mulching, and using siltation basins help to control erosion and sedimentation during construction. This soil is well suited for cultivated crops and trees, but drainage is needed in some of the farmed areas. Minimum tillage and the use of cover crops help to control a moderate hazard of erosion in cultivated areas. Machine planting is practical in areas used for woodland.

Plan Reviewed: "Boundary/Location Survey, Map of Property Prepared for Roger Brach, 27 Narrow Rocks Road, Westport, Connecticut", Scale 1"=30', dated January 7, 2015, prepared by Walter H. Skidd- and Surveyor LLC

10. 2 Pony Lane: Amendment of wetland boundary map D 15

Soil Scientist: Otto Theall of Soil & Wetland Science, LLC

Soils Description:

Soil Report Summary- prepared by Otto Theall dated September 26, 2014 describes the following wetland soils occurring on the property:

Raypol silt loam (12): This soil type is nearly level, poorly drained soil found in depressions, on plains and terraces. Included in this unit are small areas of moderately well drained Ninigret soils, poorly drained Walpole soils, and very poorly drained Saco and Scarboro soils. The Raypol soil has a seasonal high water table at a depth of 6 inches from fall until late spring. The permeability of the soil is moderate in the surface layer and subsoil, and rapid or very rapid in the substratum. Runoff is slow, and available water capacity is moderate. The soil dries and warms up slowly in spring. Most areas of this soil type are wooded. The seasonal high water table and rapid permeability in the substratum limit this soil for community development. Groundwater pollution is a hazard in areas used for on-site septic systems. Excavations in the soil area commonly filled with water, and many areas do not have drainage outlets. Quickly establishing plant cover and using siltation basins help to control erosion and sedimentation during construction. The soil is poorly suited for trees due to the high water table which restricts root growth. As a result, many trees are uprooted during windy periods.

The wetlands contains a watercourse.

Mr. Theall describes the non-wetland soils as described as the following:

Ninigret and Tisbury soils (21): This nearly level to gently sloping, moderately well drained soil is found on plains and terraces in stream valleys. This soil has a seasonal high water table at a depth of about 20 inches from late fall until mid-spring. Permeability is moderately rapid in the surface layer and subsoil, and rapid in the substratum. Runoff is slow and available water capacity is moderate. The soil dries out and warms up slowly in spring. Many areas of this soil are used for hay, corn, vegetable and nursery crops. Some scattered areas are used for community development and a few small areas are wooded. The seasonal high water table is the main limitation of this soil for community development. The water table makes special design and installation of on-site septic systems necessary. Slopes of excavations are commonly unstable. Where outlets are available, footing drains help prevent wet basements. Quickly establishing plant cover, mulching, and using siltation basins help to control erosion and sedimentation during construction. This soil is well suited

for cultivated crops and trees, but drainage is needed in some of the farmed areas. Minimum tillage and the use of cover crops help to control a moderate hazard of erosion in cultivated areas. Machine planting is practical in areas used for woodland.

Udorthents-Urban land complex (306): This unit consists of areas that have been altered by cutting or filling. The areas are commonly rectangular and mostly range from 5 to 100 acres. Slopes are mainly 0 to 25 percent. The materials in these areas are mostly loamy, and in the filled areas it is more than 20 inches thick. Some of the filled areas are on floodplains, in tidal marshes, and on areas of poorly drained and very poorly drained soils. Included in this unit in mapping are small areas of soils that have not been cut or filled. Also included are a few larger urbanized areas and a few small areas containing material such as logs, tree stumps, concrete, and industrial waste. A few areas have exposed bedrock. Included areas make up about 30 percent of this map unit. The properties and characteristic of this unit are variable, and the unit requires on-site soil investigation and evaluation for most uses.

Plan Reviewed: "Map of Property Owned by 2 Pony Lane, 2 Pony Lane, Westport, Connecticut", Scale 1"=20', dated June 3, 2014, prepared by Land Surveying Services, LLC

11. 33 Green Acre Lane: Amendment of wetland boundary map D 07

Soil Scientist: William Kenny of William Kenny Associates LLC

Soils Description:

Soil Report Summary- prepared by William Kenny dated June 27, 2013 describes the following wetland soils occurring on the property:

Leicester fine sandy loam (4): This nearly level poorly drained soil is in drainageways and depressions. Slopes range from 0 to 5 percent. Typically, this soil has a surface layer of black fine sandy loam seven (7) inches thick. The subsoil is twenty-two (22) inches thick. This Leicester soil has a seasonal high water table at a depth of about 6 inches from fall until late spring. The permeability of the soil is moderate to moderately rapid. Runoff is slow, and available water capacity is moderate. The soil dries out and warms up slowly in spring. Most areas of this soil are wooded. A few areas are used for hay and pasture, and a few scattered areas are used for community development. The seasonal high water table limits this soil for community development; sites for on-site septic systems commonly need extensive filling and require special design and installation. Where suitable outlets are available, footing drains help prevent wet basements. Using siltation basins and quickly establishing plant cover help to control erosion and sedimentation during construction. Even when drained, the soil remains wet for several days after heavy rains, restricting the use of farming equipment. Wetness make this soil poorly suited for trees. The shallow rooting depth to the seasonal high water table causes the uprooting of many trees during windy periods.

Mr. Kenny describes the non-wetland soils as described as the following:

Sutton fine sandy loam (50): This soil unit consists of gently sloping, moderately well drained soil found in slight depressions and on the sides of hills and ridges. This Sutton soil has seasonal high water table at a depth of about 20 inches from late fall until mid-spring. The permeability of the soil is moderate or moderately rapid. Runoff is medium, and available water capacity is moderate. Many areas of this soil type are used for community development, with limitations caused by the high water table. Included with this soil in mapping are small areas of well drained Charlton and Paxton soils, moderately well drained Woodbridge soils and poorly drained Leicester and Ridgebury soils. Quickly establishing plant cover, mulching, and using siltation basins and diversions help to control erosion and sedimentation during construction. The seasonal high water table limits community development and makes special design and installation of onsite septic systems necessary.

Hollis-Chatfield Rock Outcrop (75): This soil is a well drained and somewhat excessively drained soil found on hills and ridges. This complex soils is about 35% Hollis soil, 20% bedrock, 20% well

drained Charlton soils, and 25% other soils. These soils have a moderate to moderately rapid permeability. Runoff is medium to rapid. The soils dry out and warm up in early spring. The major limitations of this oil for community development are the shallow depth to bedrock, the areas of exposed bedrock, and the stones and boulders on the surface.

Udorthents-Urban land complex (306): This unit consists of areas that have been altered by cutting or filling. The areas are commonly rectangular and mostly range from 5 to 100 acres. Slopes are mainly 0 to 25 percent. The materials in these areas are mostly loamy, and in the filled areas it is more than 20 inches thick. Some of the filled areas are on floodplains, in tidal marshes, and on areas of poorly drained and very poorly drained soils. Included in this unit in mapping are small areas of soils that have not been cut or filled. Also included are a few larger urbanized areas and a few small areas containing material such as logs, tree stumps, concrete, and industrial waste. A few areas have exposed bedrock. Included areas make up about 30 percent of this map unit. The properties and characteristic of this unit are variable, and the unit requires on-site soil investigation and evaluation for most uses.

Plan Reviewed: "Site Development Plan of 33 Green Acre Lane, Westport, Connecticut Prepared for Coastal Construction Group", Scale 1"=20', dated July 21, 2014 and last revised to August 18, 2015, prepared by B&B Engineering

12. 3 Pheasant Lane: Amendment of wetland boundary map F 17

Soil Scientist: Cynthia Rabinowitz of Conn Soil

Soils Description:

Soil Report Summary- prepared by Cynthia Rabinowitz, dated August 31, 2015 describes the following wetland soils occurring on the property:

At the southeast corner of the property a culvert directs a watercourse into a well-defined channel which continues westerly and then southerly where it drains under a driveway on adjacent land.

Leicester, Ridgebury and Whitman (3): These soils are mapped together because they react similarly to most uses and management. These poorly and very poorly drained soils are formed in drainageways.

Ridgebury soils have loamy to fine sandy loam textures to a depth of 60 inches or more.

Whitman soils are generally found in localized depressional areas. Typically they have loamy, silt loam or fine sandy loam textures.

Leicester soils are very deep, poorly drained soils which formed in loamy glacial till derived from gneiss and schist. Typically they have fine sandy loam textures to a depth of 60 inches or more.

Ms. Rabinowitz describes the non-wetland soils as described as the following:

Canton and Charlton Chatfield (61): This series consists of moderately to very deep, well drained and excessively well drained soils formed in a loamy mantle underlain by sandy till. They are nearly level to very steep glaciated plains, hills and ridges. Depth to bedrock is commonly more than 6 feet.

Plan Reviewed: "Plot Plan Prepared for Dino Michetti, 3 Pheasant Lane, Westport, Connecticut" Scale 1"=40', dated June 18, 2015 and last revised to September 16, 2015, prepared by Riordan Land Surveying

13. 22 Pumpkin Hill Road: Amendment of wetland boundary map F 11

Soil Scientist: Mary Jahnig of Pfizer-Jahnig Environmental Consulting

Soils Description:

Soil Report Summary- prepared by Mary Jahnig dated May 27, 2014 describes the following wetland soils occurring on the property:

Leicester, Ridgebury and Whitman (3): These soils are mapped together because they react similarly to most uses and management. These poorly and very poorly drained soils are formed in drainageways.

Ridgebury soils have loamy to fine sandy loam textures to a depth of 60 inches or more.

Whitman soils are generally found in localized depressional areas. Typically they have loamy, silt loam or fine sandy loam textures.

Leicester soils are very deep, poorly drained soils which formed in loamy glacial till derived from gneiss and schist. Typically they have fine sandy loam textures to a depth of 60 inches or more.

Ms. Jahnig describes the non-wetland soils as described as the following:

Charlton-Chatfield complex, 3 to 15% slope: These soils consist of the deep and well drained Charlton loam and the somewhat excessively drained Chatfield loam with areas of exposed bedrock. The depth to the water table usually exceeds 6 feet below grade.

Udorthent: This unit consists of areas that have been altered by cutting or filling. The areas are commonly rectangular and mostly range from 5 to 100 acres. Slopes are mainly 0 to 25 percent. The materials in these areas are mostly loamy, and in the filled areas it is more than 20 inches thick. Some of the filled areas are on floodplains, in tidal marshes, and on areas of poorly drained and very poorly drained soils. Included in this unit in mapping are small areas of soils that have not been cut or filled. Also included are a few larger urbanized areas and a few small areas containing material such as logs, tree stumps, concrete, and industrial waste. A few areas have exposed bedrock. Included areas make up about 30 percent of this map unit. The properties and characteristic of this unit are variable, and the unit requires on-site soil investigation and evaluation for most uses.

Plan Reviewed: "Zoning Location Survey Prepared for Richard A. Rubenstein and Patricia A. Rubenstein, Westport, Connecticut", Scale: 1"= 20', dated September 15, 2015, prepared by Ryan and Faulds- Land Surveyors

14. 6 Gault Park Drive: Amendment of wetland boundary map D 13

Soil Scientist: Jim McManus of JMM Wetland Consulting Services, LLC

Soils Description:

Soil Report Summary- prepared by Jim McManus dated September 30, 2013 describes the following wetland soils occurring on the property:

This wetland contains a watercourse known as Poplar Plains Brook.

Walpole sandy loam (13): This series consists of deep, poorly drained soils formed in sandy water typically in shallow drainage ways and low-lying positions on stream terraces and outwash plains. The soils formed in loamy over stratified sandy and gravelly outwash derived from a variety of acid rocks.

Mr. McManus describes the non-wetland soils as described as the following:

Hinckley gravelly sandy loam (38): This series consists of very deep, excessively drained soils formed in a loamy sand mantle underlain by sand, water deposited glacial outwash materials. The soils formed in loamy over stratified sandy and gravelly glacial outwash materials. They are level to very steep soils on outwash plains, terraces, deltas, kames and eskers.

Ninigret fine sandy loam (21): This soil unit consists of very deep moderately well drained soils formed in a coarse-loamy mantle underlain by sandy water deposited glacial outwash materials. They are nearly level to gently sloping soils on glaciofluvial landforms, typically in slight depressions and broad drainage ways. The soils formed in loamy over stratified sandy and gravelly outwash derived from a variety of acid rocks.

Udorthents (308): This map unit consists of moderately well to well drained disturbed soils. It is composed of filled areas and areas consisting of both cut and fill. Soils in this map unit have been extensively disturbed by grading and filling activities associated with the existing developed/alterd portions of this site. Original diagnostic soil horizons are not present. Soils in this map unit have a wide range of characteristics.

Plan Reviewed: "Site Improvement Plan, Westport Building Company, 6 Gault Park Drive, Westport, Connecticut " Scale 1"=20', dated October 10, 2013 and last revised to November 21, 2013, prepared by Grumman Engineering LLC

15. 26 Highland Road: Amendment of wetland boundary map G 15

Soil Scientist: Christopher Allan of LandTech

Soils Description:

Soil Report Summary- prepared by Chis Allan dated September 16, 2014 describes the following wetland soils occurring on the property:

Leicester, Ridgebury and Whitman (3): These soils are mapped together because they react similarly to most uses and management. These poorly and very poorly drained soils are formed in drainageways.

Ridgebury soils have loamy to fine sandy loam textures to a depth of 60 inches or more.

Whitman soils are generally found in localized depressional areas. Typically they have loamy, silt loam or fine sandy loam textures.

Leicester soils are very deep, poorly drained soils which formed in loamy glacial till derived from gneiss and schist. Typically they have fine sandy loam textures to a depth of 60 inches or more.

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

Paxton and Montauk fine sandy loam: These soils consist of well drained loamy soils formed in lodgement till. The soils are very deep to bedrock and moderately deep to a densic contact. They are on upland till plains, hills, moraines and drumlins.

Plan Reviewed: "Zoning Map of Property Prepared for Mark C. Burton, 26 Highland Road, Westport, Connecticut", Scale: 1"= 20', dated May 13, 2014 and last revised to October 13, 2014, prepared by Dennis A. Deilus- Land Surveyors

16. 18 West Parish Road: Amendment of wetland boundary map F 09

Soil Scientist: Paul Jaehnig, Soil Scientist

Soil Report Summary- prepared by Paul Jaehnig dated April 14, 2014. The wetland line was removed from the property and relocated 25' west.

Plan Reviewed: "Proposed Plot Plan Prepared for William B. and Elizabeth K. Rubidge, 18 West Parish Road, Westport, Connecticut" Scale 1"=20', dated June 25, 2014, prepared by Leonard Surveyors, LLC

RESOLUTION

**114 Cross Highway, 104 Easton Road, 54 North Avenue, 443 Riverside Avenue, 48 Hillandale Road, 59 Richmondville Avenue, 4 Twin Oaks Lane, 5 Woodside Avenue, 27 Narrow Rocks Road, 2 Pony Lane, 33 Green Acre Lane, 3 Pheasant Lane, 22 Pumpkin Hill Road, 6 Gault Park Drive, 26 Highland Road, 18 West Parish Road
November 18, 2015
Application #IWW/M- 10100-15**

The Conservation Commission resolves to APPROVE Application #IWW/M 10100-15 for the amendment of the following wetland boundary maps on the basis that supporting evidence from certified soil scientists have been received on record to substantiate said amendments as required by Section 8.0 of the "Regulations for the Protection and Preservation of Wetlands and Watercourses for the Town of Westport, Connecticut" revised to August 2004:

1. **114 Cross Highway:** Amendment of wetland map E 13 pursuant to the boundary determination of Otto Theall of Soil and Wetland Science LLC on October 2, 2012
2. **104 Easton Road:** Amendment of wetland map E 17 pursuant to the boundary determination of Otto Theall of Wetland and Soil Science LLC on June 11, 2014
3. **54 North Avenue:** amendment of wetland map F 11 pursuant to the boundary determination by Otto Theall of Wetland and Soil Science LLC on September 26, 2014
4. **443 Riverside Avenue:** amendment of wetland map B 06 pursuant to the boundary determination of Otto Theall of Wetland and Soil Science LLC on September 26, 2014
5. **48 Hillandale Road:** amendment of wetland map F 08 pursuant to the boundary determination of Otto Theall of Wetland and Soil Science LLC on December 12, 2014
6. **59 Richmondville Road :** amendment of wetland map C 12 pursuant to the boundary determination of Dr. Gene McNamara of ESM Associates on April 3, 2015
7. **4 Twin Oaks Lane:** amendment of wetland map A 13 pursuant to the boundary determination of David Lord of Soil Resource Consultants on July 9, 2013
8. **5 Woodside Avenue:** amendment of wetland map B10 pursuant to the boundary determination of Aleksandra Moch, Soil and Wetland Scientist on January 19, 2015
9. **27 Narrow Rocks Road:** amendment of wetland map D 05 pursuant to the boundary determination of Aleksandra Moch, Soil and Wetland Scientist on January 1, 2015
10. **2 Pony Lane:** amendment of wetland boundary map D 15 pursuant to the boundary determination of Otto Theall of Soil and Wetland Science LLC on September 26, 2014
11. **33 Green Acre Lane:** amendment of wetland boundary map D 07 pursuant to the boundary determination of William Kenny on June 27, 2013
12. **3 Pheasant Lane:** amendment of wetland boundary map F 17 pursuant to the boundary determination of Cynthia Rabinowitz of Conn Soil on August 31, 2015
13. **22 Pumpkin Hill Road:** amendment of wetland boundary map F 11 pursuant to the boundary determination of Mary Jahnig of Pfizer-Jahnig Environmental Consulting on May 27, 2014
14. **6 Gault Park Drive:** amendment of wetland boundary map D 13 pursuant to the boundary determination of Jim McManus of JMM Wetland Consulting Services LLC on September 30, 2013

15. 26 Highland Road: amendment of wetland boundary map G 15 pursuant to the boundary determination of Christopher Allan of LandTech on September 16, 2014

16. 18 West Parish Road: amendment of wetland boundary map F 09 pursuant to the boundary determination of Paul Jaehnig, Soil Scientist on April 14, 2014, 2014

Said amendments are made with the following conditions:

1. An electronic file of the above referenced plans in a format acceptable to the Town Engineer shall be submitted to the Conservation Department before permits for any further activity will be authorized.
2. 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.

Motion: Porter

Second: Corroon

Ayes: Porter, Corroon, Bancroft, Shea, Rycenga, Davis

Nays: 0

Abstentions: 0

Vote: 6:0:0

Work Session II:

1. Other business.
 - a. Ms. Rycenga brought up the CACIWC meeting and the Commissioners shared what they learned.

The November 18, 2015 Public Hearing of the Westport Conservation Commission adjourned at 8:30 p.m.

Motion:

Shea

Second:

Rycenga

Ayes: Shea, Rycenga, Bancroft, Corroon, Davis, Porter

Nays:

None

Abstentions: None

Vote: 6:0:0