WESTPORT CONNECTICUT



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

WESTPORT CONSERVATION COMMISSION ACTION MINUTES JANUARY 16, 2013

Members Present: W. Fergus Porter, Chair; Kathy Belzer; Ralph Field; Jeffress Gouverneur; Pat

Shea; John Skinner; John Washburn

Staff Present: Alicia Mozian, Conservation Director; Lynne Krynicki, Conservation Analyst;

Colin Kelly, Conservation Compliance Officer

Work Session I: Room 201/201A 7:00 p.m.

1. Receipt of Applications – NO APPLICATION TO OFFICIALLY RECEIVE.

- 2. 2012 Enforcement Report by Colin Kelly, Conservation Compliance Officer MR. KELLY REVIEWED THE ENFORCEMENT REPORT AND PERMITS ISSUED FOR 2012 WITH THE COMMISSION.
- 3. 2 Harbor Hill Rd: Notice of Violation, Citation issued to Milton Development for exceeding the scope of a permit. (Permit #AA, WPL/E-9225-12 for additions and renovations to existing house including changes to driveway, grading and drainage.) NOTICE OF VIOLATION WAS AMENDED TO REQUIRE A PLANTING PLAN AND CONSERVATION EASEMENT.
- 4. 300 Saugatuck Ave: Request by Judy Walkoff to grant authorization to Conservation Department staff to issue an administrative approval pursuant to Section 9.3 of the Inland Wetland and Watercourse Regulations for the Town of Westport for a proposed construction project involving removal of the existing 1 story house located partially within the 50 ft upland review area to its foundation and rebuilding a two story house on the same foundation that will be filled to comply with FEMA regulations. Work also includes two additions outside the 50 ft upland review area, one of which has already been approved. ALLOW STAFF TO ISSUE AN ADMINISTRATIVE APPROVAL.

Motion: Shea Second: Washburn

Ayes: Shea, Washburn, Belzer, Field, Gouverneur, Porter, Skinner Nayes: None Abstentions: None Vote: 7:0:0

Public Hearing: Room 201/201A, 7:30 p.m.

1. 83 Red Coat Road: Application #AA,WPL-9293-12 by Larry Edwards on behalf of Red Coat Realty LLC to construct a new single family residence, septic system, driveway and associated site improvements. Regulated activities include renovation of an existing pool and construction of a wall and berm to protect the pool from flood water damage. Portions of the work are within the WPLO area of the Saugatuck River. – APPROVED WITH CONDITIONS

Motion: Shea Second: Belzer

Ayes: Shea, Belzer, Field, Gouverneur, Porter, Skinner, Washburn Nayes: None Abstentions: None Vote: 7:0:0

2. 42 Burr Farms Road: Application #IWW,WPL/E-9299-12 by Susan Vanech, and Vanbrodt Estates, LLC on behalf of AnneMarie McCalla for a 1-story addition over an existing stone terrace, a second story addition over an existing garage, conversion of the attic space to a master bedroom, a new septic system, and relandscaping and tree removal for installation of a new septic system. Portions of the work are within the 50 ft upland review area. – APPROVED WITH CONDITIONS

Motion: Belzer Second: Shea

Ayes: Belzer, Shea, Field, Gouverneur, Porter, Skinner, Washburn Nayes: None Abstentions: None Vote: 7:0:0

- 3. 17 Stony Point Road: Application #WPL-9300-12 by Eckerson Design Associates, LLC on behalf of Ann E Sheffer & William L Scheffler for a pool, patio, fence and mechanicals and surrounding retaining walls. Portions of the work are within the 25-year floodplain and the WPLO area of the Saugatuck River. POSTPONED TO FEBRUARY 20, 2013
- **4. 5 River Lane:** Application #AA,WPL/E-9297-12 by Mark S Graham for retaining the existing single family dwelling and subdividing the property into 3 building lots for two additional residential dwellings with appurtenances outside the upland review area and the WPLO area of an unnamed watercourse. **POSTPONED TO FEBRUARY 20, 2013**
- 5. 59 Post Road East (#2) and 35 Church Lane (#1): Application #WPL-9301-12 by Karen Johnson, AICP for Bedford Square Associates, LLC on behalf of the YMCA of Westport/Weston CT, Inc. and Bedford Square Associates, LLC for redevelopment of the properties to include the repurposing of historical portions of 59 Post Road East, demolitions of portions of the non-historic additions of 59 Post Road East, removal of wood frame structures on 35 Church Lane and the construction of belowgrade parking, the replacement and addition to 59 Post Road East and new construction on 35 Church Lane with associated site improvements including utilities, drainage, grading, streetscape and landscaping. Portions of the work are within the WPLO area of the Saugatuck River. DISCUSSION. PUBLIC HEARING CLOSED.

Motion: Gouverneur Second: Shea

Ayes: Gouverneur, Shea, Belzer, Field, Porter, Skinner, Washburn Nayes: None Abstentions: None Vote: 7:0:0

THE DECISION WAS SCHEDULED FOR THE FEBRUARY 20, 2013 AGENDA.

Work Session II:

- 1. Annual Meeting:
 - a. election of officers

Chair – W. Fergus Porter
Vice-Chair – Pat Shea
Sergeant-at-Arms – Jeffress Gouverneur
Secretary – Kathy Belzer

Motion: Washburn Second: Skinner

Ayes: Washburn, Skinner, Belzer, Field, Gouverneur, Porter, Shea Nayes: None Abstentions: None Vote: 7:0:0

- b. review of 2013 meeting calendar
- Mr. Gouverneur left the meeting at 10:00 p.m.
- 2. Approval of December 7, 2012 field trip minutes. APPROVED AS SUBMITTED.

Motion: Shea Second: Field Ayes: Shea, Field, Belzer, Porter, Skinner, Washburn

Nayes: None Abstentions: None Vote: 6:0:0

3. Approval of December 12, 2012 meeting minutes. – APPROVED AS SUBMITTED.

Motion: Shea Second: Field Ayes: Shea, Field, Belzer, Porter, Skinner, Washburn

Nayes: None Abstentions: None Vote: 6:0:0

4. Other business.

a. 36 Warnock Drive – Request for staff to issue an Administrative Approval for the demolition and reconstruction of a single family residence and associated site improvements. Portions of the work may be within the 50-foot upland review area setback. – ALLOW STAFF TO ISSUE AN ADMINISTRATIVE APPROVAL.

Motion: Shea Second: Field Ayes: Shea, Field, Belzer, Porter, Skinner, Washburn

Nayes: None Abstentions: None Vote: 6:0:0

b. Levitt Pavillion – STAFF REVIEWED CONDITIONS OF APPROVAL AND CONFIRMED THAT CONDITIONS HAVE BEEN MET FOR PERMIT ISSUANCE.

The January 16, 2013 Public Hearing of the Westport Conservation Commission adjourned at 10:20 p.m.

Motion: Shea Second: Washburn Ayes: Shea, Washburn, Belzer, Field, Porter, Skinner

Nayes: None Abstentions: None Vote: 6:0:0