



**CONSERVATION COMMISSION**  
TOWN HALL – 110 MYRTLE AVENUE  
WESTPORT, CT 06880  
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**WESTPORT™**

**DRAFT  
MINUTES  
WESTPORT CONSERVATION COMMISSION  
FEBRUARY 15, 2023**

The February 15, 2023 Public Hearing 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:**

Tom Carey, Secretary  
Paul Davis, Vice-Chair  
Donald Bancroft, Secretary  
Patrick Ryll  
Robert Corroon, Alternate

**Staff Members:**

Colin Kelly, Conservation Director  
Andrew Hally, Conservation Analyst  
Nathan Hartshorne, Conservation Compliance Officer  
Susan Voris, Admin. Asst. III

This is to certify that these minutes and resolutions were filed with the Westport Town Clerk within 7 days of the February 15, 2023 Public Hearing of the Westport Conservation Commission pursuant to Section 1-225 of the Freedom of Information Act.

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Colin Kelly  
Conservation Director

**Changes or Additions to the Agenda:** The Commission may amend the agenda by a 2/3 vote to include items not requiring a Public Hearing. - **NONE**

**Work Session I: 7:00 p.m.**

**1. Compliance Report by Nathan Hartshorne, Conservation Compliance Officer**

Mr. Hartshorne highlighted the Compliance Report by giving an overview of the his February 9, 2023 report. Many of the outstanding items are awaiting the spring planting season to fulfill the requirements to bring the violations into compliance.

**a. Annual Report of Conservation Department Permitting and Enforcement Actions for 2022**

Mr. Hartshorne reviewed the Annual Report of Conservation Department Permitting and Enforcement Actions for 2022. He noted that not all complaints become violations as they can be handled with a phone call or an e-mail and addressed by the homeowner. Some permits are issued as-of-right and not given a number or multiple activities are covered under one permit and staff has counted the major activity for the project. The number of overall permits are steady but declining slightly.

**2. Receipt of applications**

Mr. Kelly reviewed the applications the staff has received in the office.

**50 Roseville Road:** Application #IWW/M-11676-23 to amend wetland boundary map. Mr. Kelly noted that he expects this application to be withdrawn as there are issues with ownership questions and other property complexities. He is not asking the Commission to receive this application.

Mr. Kelly stated there are two WPLO applications for the March hearing that do not have to be received, **29 Owenoke Park** and **215 Hillspoint Road**.

The applications to be received are:

- **17 Grove Point Road:** Application #IWW/M-11688-23 to amend wetland boundary map;
- **3 Roseville Road:** Application #AA,WPL-11690-23 for a pool;
- **16 Fresenius Road, Lot B:** Application #IWW,WPL/E-11691-23 for a new single family residence; and
- **23 High Point Road:** Application #IWW/M-11619-23 to amend wetland boundary map.

Mr. Kelly recommended receipt of the applications.

Motion to receive the four applications as presented.

<b>Motion:</b>	<b>Bancroft</b>	<b>Second:</b>	<b>Davis</b>
<b>Ayes:</b>	<b>Bancroft, Davis, Carey, Corroon, Ryll</b>		
<b>Nays:</b>	<b>None</b>	<b>Abstentions:</b>	<b>None</b>
		<b>Vote:</b>	<b>5:0:0</b>

**3. Approval of January 18, 2023 minutes.**

The January 18, 2023 minutes were approved as submitted.

<b>Motion:</b>	<b>Carey</b>	<b>Second:</b>	<b>Davis</b>
<b>Ayes:</b>	<b>Carey, Davis, Bancroft, Corroon, Ryll</b>		
<b>Nays:</b>	<b>None</b>	<b>Abstentions:</b>	<b>None</b>
		<b>Vote:</b>	<b>5:0:0</b>

#### 4. Review of Conservation Commission By-Laws

Mr. Carey noted that the Commission went through changes to the By-Laws just last year. He did not see anything that required a change. He asked if there was anything from other members.

Mr. Davis asked about the Gas Power Leaf Blower Ordinance and if it had to be incorporated.

Mr. Kelly indicated that the Conservation Department would be the information hub for this ordinance. The Commission will not be hearing appeals on this ordinance but it should be the RTM. There would be no need for the Commission to change their By-Laws.

There are no changes to the By-Laws.

#### **Public Hearing: 7:45 p.m.**

1. **46 & 48 Woodside Avenue: Continued Application:** Application #IWW,WPL-11666-22 by Andy Soumelidis of LandTech on behalf of Christine & Uriel Failla to demolish on existing house, merge lots, construct a new detached garage, renovate the existing garage into an accessory dwelling unit, and construct additions and renovations to an existing single family dwelling, pool, patio, landscaping and associated site improvements. The proposed activity is partially within the upland review area and the WPLO area of Stony Brook.

Andy Soumelidis, PE of LandTech presented the application on behalf of the property owners. He recapped the application as presented to the Commission at the January 18, 2023 hearing. He reviewed Alternate Plan C, which shows maximum coverage on the lot with two single family residences and indicated that this is not a option they really wish to pursue. He reviewed Alternate Plan B, which reduces the size of the pool and increases the distance from the wetlands, the number of plantings have increased, they have added a boulder demarcation at the 5-foot setback, and moved the driveway onto Woodside Avenue. He reviewed the updated plan for the driveway that shows compliance with the Engineering comments that the driveway must be 25-feet from The Fenway. He indicated that the drainage will remain the same.

The Commission and Mr. Soumelidis discussed the existing drive that is to remain. Only a portion of that driveway is to remain and would be for visitor parking. They discussed the dewatering plan for the pool. It was noted that the mudroom and porch will be on slab. The dewatering bag will be located in an area with silt fence backed by haybales backed by another row of silt fence. This is located 20 feet from the wetlands.

Mr. Hally highlighted his staff report. He stated the builder should adhere to dewatering plan as shown on the Note & Details Plan. He suggested a bond for the wetland plantings. He asked that the engineer certify that all the drainage features are installed as specified prior to issuance of the Conservation Certificate of Compliance. He questioned how the planting plan will be implemented since this is a tight sight and suggested that a construction sequence should be submitted prior to Zoning Permit issuance.

Brian Carey, Senior Environmental VP at LandTech reviewed the possible construction sequence. He acknowledged that this is a tight sight. The work would begin at the back of the sight and work its way out. They would install the plantings within the wetland and wetland buffer, install the pool, construct the addition and pool house, then work on the patio and construct the new garage and install the new driveway.

Mr. Kelly emphasized the planting bond would only be for the wetland and wetland buffer plantings. If they are installed early, the bond would be held for one full growing season to ensure vitality even if construction is not complete. Then it is possible to release the bond.

Mr. Bancroft questioned the difference in the size of the trench drains between the driveway and the patio.

Mr. Soumelidis noted the direction of flow of stormwater for the patio and the location of the trench drain, which dictated its size. The driveway, while larger in size, is sized due to the stormwater flow.

Mr. Hally suggested a site monitor is necessary to oversee work on pool and pool house due to the close proximity to the wetland.

Mr. Carey opened the hearing to public comment.

There were no public comments and the hearing was closed.

<b>Motion:</b>	<b>Carey</b>	<b>Second:</b>	<b>Davis</b>
<b>Ayes:</b>	<b>Carey, Davis, Bancroft, Corroon</b>		
<b>Nays:</b>	<b>None</b>	<b>Abstentions:</b>	<b>Ryll</b>
		<b>Vote:</b>	<b>4:0:1</b>

Mr. Carey noted that the proposed plan has significantly improved from the plans the Commission previously reviewed.

**Findings**  
**Application # IWW, WPL-11666-22**  
**46 & 48 Woodside Avenue**  
**46 Woodside Ave - Assessor's Map: B09 Tax Lot: 094**  
**48 Woodside Ave - Assessor's Map: B10 Tax Lot: 103**  
**Public Hearing February 15, 2023**

**Receipt Date:** December 14, 2022

**Application Classification:** Plenary

**Application Request:** To demolish an existing house, merge lots, construct a new detached garage, renovate the existing garage into an accessory dwelling unit, and construct additions and renovations to an existing single-family dwelling, pool, patio, landscaping and associated site improvements. The proposed activity is partially within the upland review area and the WPLO boundary.

**Plans Reviewed:**

- a. **Consolidation Survey Map of #46 & #48 Woodside Avenue**, prepared for Uriel Failla & Christine Failla, Woodside Avenue, Westport, Connecticut, prepared by Walter H Skidd, Land Surveyor, LLC, dated February 22, 2022, and last revised August 18, 2022, Scale: 1" = 20'.
- b. **Site Development Plan**, prepared for Uriel & Christine Failla, 46 & 48 Woodside Avenue, Westport, CT, prepared by LandTech, dated December 14, 2022, Scale: 1" = 20', Sheet C-1.0
- c. **Erosion and Sediment Control Plan** prepared for Uriel & Christine Failla, 46 & 48 Woodside Avenue, Westport, CT, prepared by LandTech, dated December 14, 2022, Scale: 1" = 20', Sheet C-2.0
- d. **Notes and Details prepared for Uriel & Christine Failla**, 46 & 48 Woodside Avenue, Westport, CT, prepared by LandTech, dated December 14, 2022, Scale: NTS, Sheet: C-3.0
- e. **Site Development Plan Alternative B**, prepared for Uriel & Christine Failla, 46 & 48 Woodside Avenue, Westport, CT, prepared by LandTech, dated January 25, 2023, revised to February 9, 2023, Scale: 1" = 20', Sheet C-1.1
- f. **Erosion and Sediment Control Plan Alternative B**, prepared for Uriel & Christine Failla, 46 & 48 Woodside Avenue, Westport, CT, prepared by LandTech, dated January 25, 2023, Scale: 1" = 20', Sheet C-2.1
- g. **Notes and Details Alternative B, prepared for Uriel & Christine Failla, 46 & 48 Woodside Avenue, Westport, CT, prepared by LandTech, dated January 25, 2023, Scale: NTS, Sheet: C-3.1**
- h. **Site Development Plan Alternative C**, prepared for Uriel & Christine Failla, 46 & 48 Woodside Avenue, Westport, CT, prepared by LandTech, dated December 14, 2022, Scale: 1" = 20', Sheet C-1.2
- i. **Wetlands and Buffer Landscape Plan**, prepared by Brunetti Design Group, dated May 13, 2022, received January 18, 2023.

- j. Property Concept Plan** – A, Christine & Uriel Failla Residence, 46 Woodside Ave., Westport, CT 06880, prepared by Brunetti Design Group, received December 15, 2022, Scale: 1/8" = 1'-0", Sheet 1 of 1.
- k. Property Concept Plan** – B, Landscape Plan Christine & Uriel Failla Residence, 46 Woodside Ave., Westport, CT 06880, prepared by Brunetti Design Group, dated January 24, 2023, Scale: 1/8" = 1'-0", Sheet 1 of 1.
- l. Pool Environment Details**, Christine & Uriel Failla Residence, 46 Woodside Ave., Westport, CT 06880, prepared by Brunetti Design Group, received December 15, 2022, Scale: As Noted, Sheet 1 of 1.
- m. Architecturals** – Failla Residence, prepared for Uriel and Christine Failla, 46 Woodside Avenue, Westport, CT 06880, prepared by Michael Smith Architects, dated December 5, 2022, Scale: As Noted
- |       |   |            |
|-------|---|------------|
| i.    | Title Sheet & Notes                     | Sheet G-1  |
| ii.   | Specifications                          | Sheet G-2  |
| iii.  | Schedules                               | Sheet G-3  |
| iv.   | Demolition Plans & Elevations           | Sheet A-1  |
| v.    | Basement & Foundation Construction Plan | Sheet A-2  |
| vi.   | First Floor Construction Plan           | Sheet A-3  |
| vii.  | Second Floor Construction Plan          | Sheet A-4  |
| viii. | Attic Floor Plan                        | Sheet A-5  |
| ix.   | Roof Construction Plan Sheet A-         | Sheet A-6  |
| x.    | Exterior Elevations                     | Sheet A-7  |
| xi.   | Exterior Elevations                     | Sheet A-8  |
| xii.  | Exterior Elevations                     | Sheet A-9  |
| xiii. | Exterior Elevations                     | Sheet A-10 |
| xiv.  | Building Sections & Details             | Sheet A-11 |
| xv.   | Building Sections & Details             | Sheet A-12 |
| xvi.  | Structural Notes & Details              | Sheet S-1  |
- n. Architecturals** – Failla Residence, Accessory Dwelling Unit, prepared for Uriel and Christine Failla, 46 Woodside Avenue, Westport, CT 06880, prepared by Michael Smith Architects, dated December 5, 2022, Scale: As Noted
- |      |                                |           |
|------|--------------------------------|-----------|
| i.   | Title Sheet & Notes            | Sheet G-1 |
| ii.  | Specifications                 | Sheet G-2 |
| iii. | Construction Plans & Schedules | Sheet A-1 |
| iv.  | Exterior Elevations            | Sheet A-2 |
| v.   | Building Section & Details     | Sheet A-3 |
| vi.  | Structural Notes & Details     | Sheet S-1 |
- o. Architecturals** – Failla Residence, Detached Garage, prepared for Uriel and Christine Failla, 46 Woodside Avenue, Westport, CT 06880, prepared by Michael Smith Architects, dated December 5, 2022, Scale: As Noted
- |       |                             |           |
|-------|-----------------------------|-----------|
| i.    | Title Sheet & Notes         | Sheet G-1 |
| ii.   | Specifications              | Sheet G-2 |
| iii.  | Schedules                   | Sheet G-3 |
| iv.   | Construction Plans          | Sheet A-1 |
| v.    | Exterior Elevations         | Sheet A-2 |
| vi.   | Building Sections & Details | Sheet A-3 |
| vii.  | Building Sections & Details | Sheet A-4 |
| viii. | Structural Notes & Details  | Sheet S-1 |
- p. Stormwater Management Report** for 46 & 48 Woodside Avenue, Westport, CT, prepared by LandTech, dated December 14, 2022 and last revised January 25, 2023.

**Previous Permits issued:**

**46 Woodside Avenue:**

#AA,WPL/E-11379-21	Generator
#IWW,WPL/E-10827-19	Addition
#AA,WPL/E-7243-04	New single family residence
#IWW/M-7025-03	Amend wetland boundary map #B10

**48 Woodside Avenue:**  
**#IWW/M-11638-22**  
**#AA-5701-97**

Amend wetland boundary map #B09  
Legalization of sewer lateral

***Wetlands Description:***

Soil Investigation Report, 46 & 48 Woodside Avenue, Westport Connecticut, prepared by Otto Theall, dated February 22, 2022.

The wetland existing on the property is part of a larger palustrine, forested wetland (8.75 acres) which extends beyond the property boundary including properties of Old Hill Farms, The Fenway and Woodside Avenue. The wetland also contains a ~0.08 acre freshwater pond. The wetland/waterbody drains across The Fenway to an unnamed watercourse which eventually drains to Stony Brook and Nash's Pond.

**Wetland soils** found on the property

**Timakwa and Natchaug Soils (17):**

The Timakwa series 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. Saturated hydraulic conductivity is moderately high or high in the organic layers and high or very high in the sandy material. Slope ranges from 0 to 2 percent.

The Natchaug series consists of very deep, very poorly drained soils formed in woody and herbaceous organic materials overlying loamy deposits in depressions on lake plains, outwash plains, till plains, moraines, and flood plains. Saturated hydraulic conductivity is moderately high or high in the organic layers and moderately low to high in the loamy material.

**Non-wetland** soils found on the property

**Canton and Charlton Soils (60):** This map unit is 45 percent Canton soils, 35 percent Charlton soils. 20 percent minor components.

Canton soils unit is very deep, nearly level, well-drained soil formed in a loamy mantle underlain by sandy, loose-to-firm ablation till. Canton soils are on slopes of uplands, ground moraines, ice contact deposits, and adjacent to plains and stream terraces. It is well suited for woodland and development. Large surface and subsurface stones and boulders may hinder excavation. Erosion may be a problem during disturbance. The Canton soil unit may contain areas that consist of a slowly permeable layer that may exhibit slow percolation rates for on-site sewage disposal systems.

Charlton soils unit is a gently sloping, well-drained soil found on hills and ridges. The areas are mostly irregular in shape and range from 4 to 100 acres. Typically, the surface layer is very dark brown fine sandy loam 6 inches thick. The subsoil is strong brown and yellowish brown fine sandy loam 23 inches thick. The substratum is light olive brown gravelly sandy loam to a depth of 60 inches or more. The permeability of this Charlton soil is moderate or moderately rapid. Runoff is medium, and available water capacity is moderate. The soil dries out and warms up early in spring. It is very strongly acid to medium acid. This soil is generally suitable for community development. Quickly establishing plant cover, mulching and using siltation basins help to control erosion and sedimentation during construction.

**Udorthents-Urban land complex (306):** This complex consists of moderately well drained to excessively drained soils that have been disturbed by cutting or filling, and areas that are covered by buildings and pavement. The complex is approximately 70 percent Udorthents, 20 percent Urban land, and 10 percent other soils. Udorthents are in areas that have been cut to a depth of 2 feet or more or are on areas with more than 2 feet of fill. Udorthents consist primarily of moderately coarse textured soil material and a few small areas of medium textured material.

**Property Description and Relative Facts:**

1. The existing house at 46 Woodside Ave was built in 2005. It is served by public sanitary sewer and municipal water supply. The house to be demolished at 48 Woodside Ave was built in 1920.
2. The total area of the two properties is 0.990 acres (43,110 sq. ft.) in size; located in Residential Zone AA.

3. The parcel is located within Stony Brook watershed. Stony Brook is located approximately 330' west of the subject property.
4. This property is partially situated in Flood Zone AE and X as shown on F.I.R.M. Panel 09001C0394F, effective June 18, 2010.
5. The property is **not** within the Aquifer Protection Overlay Zone.
6. Property does **not** exist within the Coastal Area Management Zone.
7. The Waterway Protection Line is established 15' from the wetland boundary. It is shown on the survey.
8. The flagged wetland area across both properties is **14,651 sq. ft.** as determined by as determined by the "Site Development Plan" by LANDTECH, dated December 14, 2022.

#### **Site Development Plan (Design Alternative A)**

The site development plan, discussed on January 18<sup>th</sup>, 2023, proposes an ADU, pool (20 x 40ft), patio, stone curb, pool equipment pad adjacent to the surveyed wetland boundary. Other regulated activities within review area setbacks include construction of an addition to the existing residence and the installation of a generator and mechanics. The plan shows an asphalt driveway (1,759 sq.ft.) accessing The Fenway. The stone curb and pool equipment pad are shown within the WPLO boundary. The limit of the pool coping is ~18' from the surveyed wetland boundary. The patio is ~12' from the wetland boundary. The pool equipment pad is located ~5' from the wetland boundary. The stone curb and enclosed boxwood hedgerow is located ~3' from the wetland boundary. The applicant proposes a wetland planting plan downgradient from the stone curb. Much of the 225 plants are proposed within the wetlands. The Commission found in its January 18<sup>th</sup> meeting, that the proposed pool, the stone curb, the ADU, and the pool equipment pad being constructed immediately adjacent to the wetlands represented intensive development within the upland review area. The Commission determined the applicant should present options that demonstrated less development and more protection within the upland review area.

#### **Design Alternative B**

The first alternative to the site development plan, dated January 25, 2023, revised to February 9, 2023, proposes an ADU, pool (18 x 40ft), and patio adjacent to the surveyed wetland boundary. Construction of an addition to the existing residence and the installation of a generator and mechanics are shown in the same locations. The plan shows an asphalt driveway (1,826 sq.ft.) accessing Woodside Avenue. The stone curb and boxwood hedgerow has been removed, and pool equipment pad is shown on in the front yard, outside of the WPLO and review area setback. The limit of the pool coping is ~20' from the surveyed wetland boundary. The patio is ~14' from the wetland boundary. The applicant proposes an area of lawn and wetland planting plan north of the pool and patio. The wetland planting plan for Alternative B provides 319 plants. 35 shrubs are shown upland from the wetland boundary forming a vegetative buffer. The planting plan provides a line of boulders placed 8'-10' on-center to demarcate the wetland boundary.

#### **Design Alternative C**

The second alternative to the site development plan proposes a single-family residence, a rear patio, and an asphalt driveway. The patio is partially within the WPLO boundary. The patio and the house are within review area setbacks from the surveyed wetland boundary. The proposed patio is located ~12' from the wetland boundary. The asphalt driveway is outside of WPLO and review area setbacks and accesses Woodside Avenue. Design Alternative C does not propose to renovate the frame garage and does not propose a wetland planting plan.

The Commission prefers what is presented in Design Alternative B because the original "Site Development Plan" (Alternative A), dated December 14, 2022, specified a driveway access from The Fenway, for which no approval was granted. The Commission finds that Alternative B serves as a revision to the original development plan that addresses the Commission's comments and moves the proposed western driveway to access Woodside Avenue. Alternative B removes the stone curb, associated grading and the pool equipment pad way from buffer area, and reduces disturbance immediately adjacent to the wetlands. Alternative C features a depiction of what the site could potentially look like if another single-family residence and patio were constructed in roughly the same location as the current development on the property. The Commission finds that Design Alternative C does not accurately represent the regulated activities that are listed on the application. Alternative C does not provide coverage or drainage calculations to allow for a comprehensive analysis of potential impacts and comparative benefits or disadvantages against the other designs.

## **IWW and WPLO Regulated Areas**

**The Inland Wetland and Watercourse Regulations (IWW) setbacks determined for Alternative B for this property include:**

- 50' upland review area for an accessory dwelling unit (ADU),
- 50' upland review area for an addition to an existing single-family residence,
- 50' upland review area for a power generator,
- 35' upland review area for a pool,
- 30' upland review area for a patio,
- 20' upland review area for grading and alterations within the non-disturbance buffer.

The proposed ADU and the addition to the existing residence are both within the 50ft upland review area. A proposed generator is within the 50ft upland review area. The proposed pool is within the 35ft upland review area. The proposed patio is within the 30ft upland review area. In Alternative B, the proposed pool equipment pad has been moved from within the 25ft upland review area to the front yard, ~92' away from the wetland boundary. Alterations including proposed cutting of existing vegetation, grubbing and slight grading will occur within the 20ft non-disturbance buffer. Alternative B also includes introduction of 11 boulders. Spaced 8' -10' on center to create an approximate line of demarcation for the limit of lawn and planted buffer.

A portion of the ADU is within the WPLO boundary in both Alternative A and B. Alternative C does not indicate if the existing frame garage within the WPLO is proposed to be renovated. The stone curb that was within the WPLO boundary in Alternative A is no longer being proposed in Alternative B. The pool/lawn coping that was shown slightly within the WPLO boundary in Alternative A is shown outside the boundary in Alternative B.

### **46 and 48 Woodside as a single merged lot as depicted on Alternative B:**

Lot Area: 0.990 acres (43,110 sq. ft.)  
Existing Building Coverage: 12.1% (5,228 sq. ft.)  
Proposed Building Coverage: 12.1% (5,222 sq. ft.)  
Existing Site Coverage: 25.2% (7,907 sq. ft.)  
Proposed Site Coverage: 27.6% (8,632 sq. ft.)  
Proposed Pool Coping Elevation: 61.5'  
Proposed Pool Patio Elevation: 61.5'  
Proposed Pool Equipment Pad Elevation: 61.5'  
Proposed Accessory Dwelling Unit First Floor Elevation: 61.75'

### ***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

#### **Discussion:**

The original site development plan depicts the proposed pool and coping, the patio, and the pool equipment pad to be ~18', ~12', and 5' from the wetland boundary, respectively. The plan features a stone curb and boxwood hedgerow, located ~ 3' from the wetland boundary. The stone curb detail shows the curb installed with a broad footing beneath the ground surface. The Commission references an



approved planting plan from a 2022 administrative approval. The “Wetland and Buffer Landscape Plan”, prepared by Brunetti Design Group, dated May 13, 2022, is incorporated into the “Property Concept Plan A”. In order to accommodate all proposed development immediately adjacent to the wetland boundary, the applicant had to augment the configuration of the approved planting plan, moving much of the plants out of the upland and into the wetland. The Commission finds the earth disturbance associated with digging the stone curb footing would be high risk for potential temporary impacts of sedimentation and pollution.

The site development plan for Alternative B depicts the proposed pool and coping, the patio and the pool equipment pad to be ~20’, ~14’, and 92’ from the wetland boundary, respectively. Alternative B abandons the design for the proposed stone curb and hedgerow and places the proposed pool equipment pad in the front yard. The commission requires a pool form as-built be submitted prior to the pool’s installation.

The Commission finds Alternative B addresses the Commission’s comments. The intense development along the edge of the wetland has been scaled back and moved further away by eliminating the stone curb and hedgerow. The planting plan provides a wider planted buffer in the upland immediately upgradient from the wetland boundary and the number of plants increased by almost 50%. Alternative B provides a row of boulders as line of demarcation between the planted areas and the area to remain as maintained lawn.

Alternative C proposes a house and a patio. The patio would encroach on the WPLO boundary and the upland review area of wetlands. The development plan does not demonstrate that the patio has drainage. The plan does not indicate a specific planting plan will be implemented. If the applicant pursued this design, they would still need to implement the “Wetland and Buffer Landscape Plan” to satisfy the conditions of the 2022 administrative approval to remove mature trees from the wetland and upland review area.

## **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

### **Discussion:**

There is an existing drainage system that serves the residence on 46 Woodside Avenue. The existing site coverage is 25.2% (7,907 sq. ft.) With the new design provided in Alternative B, proposed site coverage decreases slightly from 8,645 sq. ft. (27.6%) to 8,632 sq. ft. (27.6%).

Alternative B proposes changes in size for the two proposed drainage features, the driveway and the patio. The drainage report for Alternative B states the proposed stormwater management system is designed to accommodate the runoff from these structures during a 25-year storm (the water quality volume) and be able to store the first 1” of rainfall from all the proposed development. The proposed driveway on the western lot will be constructed with impervious asphalt with a perimeter trench drain and stone reservoir beneath. The stone layer below the driveway is designed to collect stormwater from the driveway surface and retain a water quality volume (WQV) of 106 cu. ft., slightly less than the 110 cu. ft. provided in the original design. The stone paver patio as designed in Alternative B, will collect stormwater runoff through from the proposed building additions, detached garage, ADU, and patio. The patio will drain water through a central trench drain and store water within the stone reservoir beneath. The stone reservoir for the patio is designed to retain a WQV of 448 cu. ft., which is a slight decrease from the 477

cu. ft. offered in the original design. The driveway and patio reservoirs are designed to overflow by backflowing through the trench drain surface grate and discharging over land.

In a memorandum from dated February 7, 2023, the Town's Engineering Department stated that the proposed drainage presented in Alternative B substantially complies with the Town's drainage standards.

The Commission finds that by increasing the overall number of plants by half and expanding the width of the planted buffer, as depicted in the Alternative B, the feature should have a greater benefit of enhancing surface water quality within the larger forested wetland. The increased number of herbaceous plants, shrubs and trees in the upland should enhance the buffer's ability to attenuate thermal increases and filter stormwater runoff by capturing pollutants and suspended sediment.

The E&S plan for both Alternative A and Alternative B shows a detail for a Dirtbag pumped silt control system dewatering area. The plan shows the dewatering area to be north of the existing residence on the eastern lot within a lawn area, protected by two rows of silt fence on the downgradient side. The Commission finds the proposed dewatering method addresses potential temporary adverse impacts of water quality pollution from dewatering excavations.

The Commission finds the applicant does not provide drainage specifications or a sedimentation and erosion control plan for Alternative C.

The Commission anticipates Alternative B to be the most effective design at minimizing impacts to water quality.

### **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.

#### **Discussion:**

The sedimentation and erosion controls include the use of perimeter silt-fencing all along the property boundary, silt fence around the temporary stockpile area, and an anti-mud tracking pad at the proposed construction entrance along the southern boundary of the property. The plan proposes the utilization of a filtration bag within a dewatering area for capturing suspended sediment while discharging groundwater during excavation activities. The dewatering area is shown fortified with a double row of silt fence with a row of hay bales between each row. A proposed stockpile area is noted on the plan along the southern boundary.

The S&E plan provides details for the perimeter silt fence, dewatering area, soil stockpile and construction entrance. Proper installation and continued maintenance of these features should be adequate to control sediments onsite. The E&S control plans for both Alternatives A&B are fundamentally the same.

In a memorandum from dated February 7, 2023, the Town's Engineering Department stated that the proposed sedimentation and erosion control plan presented in Alternative B substantially complies with the Town's S&E requirements.

The Commission will require a qualified site monitor to oversee the installation and maintenance of the E&S controls, the construction of the ADU, the construction of the pool and patio, and the dewatering of any excavations. Contact information for said site monitor shall be submitted to the Conservation Department prior to issuance of a Zoning Permit. Said monitor shall prepare reports, weekly and after 1"

rainfall events, to the Conservation Department throughout the construction process unless said timetable is adjusted by Conservation Department staff.

#### **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.

#### **Discussion:**

The Commission finds that the planting plan depicted in “Property Concept Plan – A” does not reflect the general configuration of the approved “Wetlands and Buffer Landscape Plan”, a planting plan that was provided for an administrative approval in May 2022. The Commission finds the plantings within the upland have been moved into the wetland boundary to prioritize a stone curb and boxwood hedgerow. In the public hearing held on January 18, 2022, the Commission requested revisions the planting plan to demonstrate a more robust upland buffer immediately upgradient of the wetland boundary.

The original planting wetland plan shows 225 plants comprised of native herbaceous plants, shrubs, and trees. The plan. The planting plan features swamp white oak, red cedar, American holly, and American cranberrybush viburnum with ground cover of Joe Pye weed, flag iris, and cinnamon fern. North of the pool is proposed an area of raised lawn and boxwood hedgerow contained with a stone curb. The proposed planted upland area between the stone curb and wetland line is ~8’ in width. The area is to be planted with six (6) cranberrybush viburnum and ground cover species. The Commission finds that the majority of the planting is shown within the wetland boundary. Some of the trees (white oak and red cedar) will be planted within established forested wetland.

The planting plan provided for Alternative B is shown in “Property Concept Plan – B, Landscape Plan”. The plan expands on the planting provided in the original design. The plan shows 319 plants within the same area of upland and wetlands and is comprised of native herbaceous plants, shrubs, and trees. The planting plan features swamp white oak, red cedar, American holly, American cranberrybush viburnum, American dogwood, and inkberry with ground cover of Joe Pye weed, flag iris, and cinnamon fern. North of the pool, before the wetland, the upland consists of a 4’-wide strip of grass and 15’-wide strip of buffer planting. The buffer primarily consists of viburnum, dogwood, and inkberry densely planted within the ground cover species. Alternative B provides the best opportunity for rehabilitation of wetlands. The density and diversity of the plants scoped in this plan would provide a greater benefit to animal forage and habitat along the edge of the wetland.

The Commission finds Alternative C does not propose any buffer or wetland planting. If the applicant was to pursue Alternative C, they would still need to implement the “Wetland and Buffer Landscape Plan” to satisfy the conditions of the 2022 administrative approval to remove mature trees from the wetland and upland review area.

The Commission finds there are no potential adverse impacts to natural habitat as consequence of any of the design alternatives. The Commission finds Alternative B represents the best restoration of habitat adjacent to and within the wetland. The line of boulders demarcating the wetland helps establish the limit of lawn maintenance and protects the planted material and potential successional growth. The Commission will require a performance bond to ensure success of the new planting plan.

#### **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

**Discussion:**

The proposed drainage features include a stone reservoir beneath the proposed pool patio and a stone reservoir beneath the proposed western driveway. Both drainage features are designed to handle the first inch of runoff for WQV as well as meeting the Town of Westport Drainage Standards for a 25-year storm event. The Westport Engineering Department has reviewed the plans and the volume of stormwater runoff proposed.

The Commission finds that the trench drains and the stone reservoirs within the driveway and patio will be the primary drainage features provided for this development plan. The Commission will require site drainage be certified by the Site Engineer, stating that all drainage features were installed correctly and are functioning as designed prior to the issuance of a Conservation Certificate of Compliance.

In the discussion of the application at the January 18, 2023 Conservation Commission meeting, the Commission felt an alternative pool size and configuration should be submitted by the applicant. In Alternative B, the applicant has provided a decreased pool size and slight reconfiguration of the pool and coping to allow for a more naturalized upland buffer along the wetland boundary. The size of the pool decreased from 800 sq. ft. to 720 sq. ft. The limit of the pool coping and patio have been move ~2' further away from the wetland boundary. The stone curb shown in the original design has been eliminated.

In the discussion of the application at the January 18, 2023 Conservation Commission meeting, the Commission felt the wetland resources would benefit from a wider and more robust upland buffer. The Commission finds the planting plan presented in "Property Concept B Landscape Plan" sufficiently addresses the comments from the Commission. The plan demonstrates a more robust and diverse buffer planting within the upland along the surveyed wetland boundary. The wetland planting plan for Alternative B provides 319 plants. 35 shrubs are shown upland from the wetland boundary forming a vegetative buffer. This represents a substantial improvement to what was provided in "Property Concept Plan - A", a plan that featured a stone curb embellished with boxwood hedgerow. The densely planted upland buffer should demonstrate superior performance of stormwater dissipation and biofiltration.

The commission finds that Alternative B represents the most effective design at minimizing impacts from stormwater discharge and runoff.

**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.

**Discussion:**

None of the designs presented will not have a significant impact on recreational and public uses.

**Waterway Protection Line Ordinance (WPLO)**

The WPLO boundary is located 15' from the wetland boundary. In all the designs presented, a limited amount of development is shown within the WPLO boundary. In the Alternatives A and B, most of the development within the WPLO boundary is related to the renovation of the existing garage into an ADU on the western lot.

In Alternative A, the addition of impervious coverage (~36 sq. ft. total) within the WPLO boundary is limited the construction of the stone curb, stone pool coping and pool equipment pad where grassed lawn

previously existed. A portion of pervious patio is proposed within the WPLO boundary (~30 sq. ft.). In Alternative B, the proposed stone curb is eliminated and the limit of the pool coping and patio is reduced to ~5 sq. ft. within the WPLO boundary. The renovation of the existing garage (658 sq. ft. coverage) on the western lot into an ADU does not propose an increase in coverage. In Alternative C, development within the WPLO boundary is limited to the construction of a rear patio. The corner of the patio that encroaches into the boundary amounts to a ~20 sq. ft. of impervious surface.

The potential for most projects to have an adverse impact on the preservation of natural resources and the ecosystem of the adjacent waterways should focus on stormwater quality impacts and percentage of impervious area. Total site coverage in Alternatives A and B is proposed to increase by 2.4% (from 25.2% to 27.6%). The patio (stone pavers) and driveway (asphalt) will be constructed with impervious surface material but will collect runoff with trench drains and store the runoff within crushed stone reservoirs beneath the surfaces. The Commission finds the proposed stone reservoir beneath the pool patio is designed to receive drainage from proposed building additions, attached garage, ADU, and patio. The patio is designed to overflow through the trench drain and discharge towards the wetland. The driveway is designed to overflow through the trench drain and discharge towards the street.

100-year flood plain as designated by FEMA does occur in the vicinity of this property. The flood plain is associated with Stony Brook. Base flood elevation (BFE) for the subject property is 60.6'. Designs for both Alternative A and Alternative B show the ADU will have a first floor elevation (FFE) of 61.75'. The stone pool coping, and the surrounding patio and lawn will have an elevation of 61.5'. The stone curbing will have an elevation of 61.75'. The Commission finds that Alternative C does not propose to renovate the frame garage within the WPLO.

The Commission finds Design Alternative B will be least impactful to the Waterway Protection Line. The new garage and patio will not significantly impact resources as they are protected under the Waterway Protection Line Ordinance.

**Conservation Commission**  
**TOWN OF WESTPORT**  
**Conditions of Approval**  
**Application # IWW, WPL-11666-22**  
**46 & 48 Woodside Avenue**  
**46 Woodside Ave - Assessor's Map: B09 Tax Lot: 094**  
**48 Woodside Ave - Assessor's Map: B10 Tax Lot: 103**  
**Public Hearing February 15, 2023**

**Project Description:** To demolish an existing house, merge lots, construct a new detached garage, renovate the existing garage into an accessory dwelling unit, and construct additions and renovations to an existing single-family dwelling, pool, patio, landscaping and associated site improvements. The proposed activity is partially within the upland review area and the WPLO boundary.

**Owner of Record: Uriel & Christine Failla**

**Applicant:** Andy Soumelidis, LANDTECH

In accordance with Section 6 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-11666-22 with the following conditions:

Completion of the regulated activity shall be within FOURTEEN (14) 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 no permit may be valid for more than NINETEEN (19) years.

### STANDARD CONDITIONS OF APPROVAL

1. Permits are not transferable without the prior written consent of the Conservation Commission.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. Organic Landscaping practices are recommended as described by the Northeast Organic Farming Association.
9. All plants proposed in regulated areas must be non-invasive and native to North America.
10. Trees to remain are to be protected with tree protection fencing prior to construction commencement.
11. The bottom of all storm water retention structures shall be placed no less than 1 foot above seasonal high groundwater elevation.
12. The applicant shall immediately inform the Conservation Department of problems involving sedimentation, erosion, downstream siltation or any unexpected adverse impacts, which development in the course or are caused by the work.
13. 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.
14. A final inspection and submittal of an "as built" survey is required prior to the issuance of a Certificate of Compliance.
15. All on-site dumpsters shall be covered at the end of each workday and or when not in use.
16. Conformance to the conditions of the Flood and Erosion Control Board of January 4, 2023.
17. Conformance to the previously adopted "Standard Pool Conditions" for pools located near wetlands or watercourses as applicable and as enumerated below:
  - a. The pool is to be serviced by a diatomaceous earth, sand/cartridge, or some other kind of re-circulating, closed filter system.
  - b. Pool chemicals should be stored in an enclosed container in an enclosed area preferably above the 100-year flood elevation. Pool equipment should be located at or above the 100-year flood elevation.
  - c. When pools are proposed in an area that abuts a waterway or wetland, a vegetated buffer should be maintained between the pool and the waterway or wetland.
  - d. Alternative use of chlorine for sanitation should be sought from the pool company. These include: salt chlorine generators, ozonators, ionizers, or mineral purifiers.
  - e. Pools should be covered over the winter or when they will not be in use for long periods of time, i.e. three (3) or more months.
  - f. When discharging pool water at the end of the season for winterization, no direct discharge to a watercourse or wetland is allowed; a 50ft separating distance with some kind of energy dissipation at end of hose is required.
  - g. The pool water to be discharged shall have a pH between 6.5 and 8.5. The chlorine level shall be less than 0.1 mg/l and not cause foaming or discoloration of the receiving waters.

### SPECIAL CONDITIONS OF APPROVAL

18. Conformance to the plans entitled:

- a. **Consolidation Survey Map of #46 & #48 Woodside Avenue**, prepared for Uriel Failla & Christine Failla, Woodside Avenue, Westport, Connecticut, prepared by Walter H Skidd, Land Surveyor, LLC, dated February 22, 2022, and last revised August 18, 2022, Scale: 1" = 20'.
  - b. **Site Development Plan Alternative B**, prepared for Uriel & Christine Failla, 46 & 48 Woodside Avenue, Westport, CT, prepared by LandTech, dated January 25, 2023, revised to February 9, 2023, Scale: 1" = 20', Sheet C-1.1
  - c. **Erosion and Sediment Control Plan Alternative B**, prepared for Uriel & Christine Failla, 46 & 48 Woodside Avenue, Westport, CT, prepared by LandTech, dated January 25, 2023, Scale: 1" = 20', Sheet C-2.1
  - d. **Notes and Details Alternative B**, prepared for Uriel & Christine Failla, 46 & 48 Woodside Avenue, Westport, CT, prepared by LandTech, dated January 25, 2023, Scale: NTS, Sheet: C-3.1
  - e. **Property Concept Plan – B, Landscape Plan**, Christine & Uriel Failla Residence, 46 Woodside Ave., Westport, CT 06880, prepared by Brunetti Design Group, dated January 24, 2023, Scale: 1/8" = 1'-0", Sheet 1 of 1.
19. The applicant shall submit a sequence of all site activity including, demolition, construction, grading an implementation of the planting plan and demarcation boulders prior to the issuance of a Zoning Permit.
  20. The design engineer shall witness and certify the construction of all drainage features proposed for this project (driveway and patio) and submit said certification to the Conservation Department prior to the issuance of a Conservation Certificate of Compliance.
  21. Health Department approval for the pool shall be submitted to and final review of the pool plans by the Conservation Department shall be conducted prior to issuance of a Zoning Permit.
  22. A pool dewatering plan must be submitted to the Conservation Department prior to issuance of a zoning permit.
  23. A pool form as-built shall be submitted to the Conservation Department prior to the pouring of concrete. Pool depth shall be verified prior to the issuance of the Conservation Certificate of Compliance.
  24. Pool mechanicals shall be located above the 100-year base flood elevation.
  25. The Conservation department shall be contacted 48 hours prior to the start of installing the wetland planting.
  26. All plantings proposed in the Planting Plan shall be installed by hand. The plantings shall be installed prior to the issuance of a Conservation Certificate of Compliance.
  27. The applicant shall submit a planting bond to cover the cost of any proposed planting prior to the issuance of a Zoning Permit or a performance bond to cover the cost of plantings and sediment and erosion controls prior to the issuance of a Zoning Permit. The bond shall be held for one growing season to ensure vitality of the plants.
  28. A site monitor shall be retained to oversee installation and maintenance of erosion and sediment controls, construction of the pool, construction of the ADU, and any dewatering activities. Contact information for said site monitor shall be submitted to the Conservation Department prior to issuance of a Zoning Permit. Said monitor shall prepare reports, weekly and after 1" rainfall events, to the Conservation Department throughout the construction process unless said timetable is adjusted by Conservation Department staff.
  29. General Erosion and Sediment Control Note #7 listed on the Erosion and Sediment Control Plan shall be revised to specify that "Any excavations that must be dewatered will be pumped into the Dirtbag® Pumped Silt Control System within the designated dewatering area", as depicted on the plan.

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: Bancroft**

**Second: Carey**

**Ayes: Bancroft, Carey, Davis, Corroon**

**Nays: 0**

**Abstentions: Ryll \***

**Vote: 4:0:1**

**\* Commissioner Ryll was not present when the public hearing for IWW, WPL-11666-22 opened on January 18, 2023. As the public hearing was continued to this date, February 15, 2023, Mr. Ryll was obliged to abstain from voting on the decision to approve.**

**Work Session II:**

1. **8 Indian Point Road:** Request to legalize zipline, stairs, and **platform** within the upland review area and WPLO.

The Commission has received all information in their packets or via e-mail.

Mr. Kelly, for the record, noted the letter from the homeowners dated January 27, 2023 requesting legalization of the structure within the review area. The owners submitted a soils report from William Kenny and an updated survey. Mr. Kelly noted that the original violation indicated that the work was wholly within the wetlands based on the Town's GIS system. Under the soils report, the structure is located 19.5 feet and 18.5 feet from the wetlands. He noted letters, a complaint and photos submitted into the record by neighbors. He also noted a second letter from the property owners. He added the Commission visited the site on Friday, February 10, 2023 during their Field Trip. as part of their packets. Second letter from owners shown and was sent and reviewed by the Commission. Members of the Commission visited the site on Friday. He read an e-mail from Dean Moberg, who is objecting to legalizing the activity, which indicated that he was away otherwise he would be in attendance though he would not be able to speak in support of his objection. Mr. Kelly noted he provided Mr. Moberg with information about how to watch the hearing in session remotely. Mr. Kelly stated that this was the Commission's decision whether to refer to refer the permitting to staff or if they wished to see an application.

Mr. Carey indicated that he believed that this activity could be addressed by the staff since it is outside the wetland.

Mr. Davis agreed.

Mr. Bancroft stated that the Commission has allowed activity within the 20-foot upland review area on piers numerous times before. This is not an unusual instance. He believed that the Commission could refer the application to the staff for permitting.

There were no other comments from the Commission members.

Motion to refer the activity to the staff for an Administrative Approval.

<b>Motion:</b>	<b>Bancroft</b>	<b>Second:</b>	<b>Corroon</b>
<b>Ayes:</b>	<b>Bancroft, Corroon, Carey, Davis, Ryll</b>		
<b>Nayes:</b>	<b>None</b>	<b>Abstentions:</b>	<b>None</b>
		<b>Vote:</b>	<b>5:0:0</b>

2. Other business

- a. Mr. Kelly spoke with the Commission about the Conservation webpage. He stated he understands that it is difficult to navigate and that Ms. Berglund and Ms. Voris are working to update and create an easier navigation.
- b. Mr. Kelly stated that his is working on a partnership with the Aspetuck Land Trust to create a mapping update the open spaces on the GIS. He noted that there is a paper Open Space Guide created in 1996 that is not used. He wants to create references and make this more user friendly.

The February 15, 2023 Public Hearing of the Westport Conservation Commission adjourned at 8:35 p.m.

<b>Motion:</b>	<b>Carey</b>	<b>Second:</b>	<b>Davis</b>
<b>Ayes:</b>	<b>Carey, Davis, Bancroft, Corroon, Ryll</b>		
<b>Nayes:</b>	<b>None</b>	<b>Abstentions:</b>	<b>None</b>
		<b>Vote:</b>	<b>5:0:0</b>