



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

**SECOND AMENDED
LEGAL NOTICE AND AGENDA
WESTPORT CONSERVATION COMMISSION
PUBLIC HEARING
APRIL 10, 2024**

Notice is hereby given of a Public Hearing of the Westport Conservation Commission pursuant to the Connecticut Inland Wetlands and Watercourses Act, and the Regulations for the Protection and Preservation of Inland Wetlands and Watercourses of the Town of Westport (IWW Regulations) and the Waterway Protection Line Ordinance (WPLO) to be held on **Wednesday, April 10, 2024 at 7:00 p.m. in the Auditorium of Westport Town Hall.**

This meeting will be live-streamed on www.westportct.gov and shown on Optimum Government Access Channel 79 and Frontier Channel 6020. Meeting materials will be available at <https://www.westportct.gov/government/departments-a-z/conservation-department>

The Commission shall meet to take such action under the purview of the Town's IWW Regulations and the Waterway Protection Line Ordinance as the meeting may determine with regard to the following:

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.

Public Hearing: 7:00 p.m. The following applications will be “received” by the Conservation Commission subject to determination of completion. If applications are determined to be complete the Commission will proceed by opening the hearing. (At this time interested parties may be heard after being recognized by the Chairman. Written communication may be received for all applications until the public hearing is closed.)

- 1. WITHDRAWN 45 Compo Beach Road:** Application #WPL-11897-24 by Cindy Tyminsky of Moon Gardens LLC on behalf of 45 Compo Beach Road LLC to construct a new FEMA compliant single-family residence with detached garage and ADU above, pool, pervious patios, gravel driveway, drainage structures, and associated site improvements. The proposed activity is within the WPLO area of the Saugatuck River.
- 2. 8 Belta Farm Road:** Application #IWW,WPL/E-11898-24 by Eric D Bernheim, Esq. on behalf of Evan & Lorian Perkins to construct new single family residence, driveway, septic system and associated site improvements with consideration for a future pool. Portions of the work are within the upland review area setbacks.
- 3. 52 Marion Road:** Application #IWW,WPL-11899-24 by Andy Soumelidis of LandTech on behalf of Douglas & Samantha DeBono to construct additions to the existing single family residence and associated site improvements. Portions of the work are within the upland review area setbacks and the WPLO area of an unnamed tributary to Stony Brook.
- 4. 43 Bermuda Road:** Application #WPL-11900-24 by Curt Lowenstein of LandTech on behalf of Brian Senatore to renovate and elevate the existing house to FEMA compliance with additional site improvements. The proposed activity is within the WPLO area of the Saugatuck River.

Enforcement Actions: (Immediately following the public hearing.)

- 1. CONTINUATION - 27A Sturges Commons. (Map: G12, Lot: 68):** In accordance with sections 4.2.1 (a), (c), and (e), 7.1, 7.3 (c) and (h), and 7.4 of the Regulations for the Protection and Preservation of Wetlands and Watercourses of the Town of Westport and Section 30-124 of the Code of Ordinances of the Town of Westport, **a Continued Show Cause Hearing of the Westport Conservation Commission will be held for a Cease & Correct Order** issued to the property owners for

constructing a stone wall and grading in the wetland setback and exceeding the scope of the permit for a pool and patio. All work lies within the 100 foot upland review area from wetlands including steep slopes. **This is a continuation of the December 12, 2023 Show Cause .**

2. **11 Devon Road (Map H08, Lot 002):** In accordance with Sections, 4.2.1 (a), (b), (c), (d), (e), and (f), 7.1 and 7.3 (f), (g) and (h) of The Regulations for the Protection and Preservation of Wetlands and Watercourses of the Town of Westport and Section 30-124 of the Code of Ordinances of the Town of Westport, **a Show Cause Hearing of the Westport Conservation Commission will be held for a Cease & Correct Order** issued to the property owners for constructing stone walls, walkways, fences, a sports court, and multiple outbuildings, and vegetation removal and grading changes in the wetland and wetland upland review area setbacks without permits.

Work Session II: (The work session is not a public hearing. The public is invited to attend but may not speak.)

1. Receipt of applications
2. Approval of March 20, 2024 minutes.
3. Approval of March 15, 2024 Field Trip minutes.
4. Compliance Report update
 - a. **159 Kings Highway North:** Update on continued violation for shed and grading.
5. Other Business

The Commission may not open new business on the agenda after 10:00 p.m. at the discretion of the Chairman. This includes applications scheduled for public hearings. Items shall be continued or rescheduled to a later date as necessary.

Thomas Carey
Chair, Conservation Commission

It is the policy of the Town of Westport that all Town-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact Westport's ADA Coordinator at 203-341-1043 or eflug@westportct.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

Published in the Westport News **twice**; once on Friday, March 29, 2024 and once on Friday, April 5, 2024.

Clocked with Town Clerk on March 27, 2024, second revised clocked with the Town Clerk on April 3, 2024.

CC: Town Clerk; First Selectwoman; Town Attorney; Director of Planning & Zoning; RTM Moderator; Chair RTM Environment Committee