



CONSERVATION COMMISSION
TOWN HALL – 110 MYRTLE AVENUE
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WESTPORT™

**DRAFT
MINUTES
WESTPORT CONSERVATION COMMISSION
JANUARY 17, 2024**

The January 17, 2024 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, Chair
Josh Lewi, Vice Chair
Rory Murphy, Secretary
Patrick Ryll, Sergeant at Arms
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 January 17, 2024 Public Hearing of the Westport Conservation Commission pursuant to Section 1-225 of the Freedom of Information Act.

Colin Kelly
Conservation Director

Changes or Additions to the Agenda:

Mr. Kelly noted the following changes to the agenda.

5 Sea Spray Road formally withdrew from the Public Hearing.

Under **Other Business** in the Work Session, he proposed to add:

Approval of the December 11, 2023 Show Cause Hearing minutes; and
61 High Point Road: Request for Administrative Approval for work within the 50-foot upland review area.

Motion to amend the agenda as proposed.

Motion:	Carey	Second:	Lewi
Ayes:	Carey, Lewi, Corroon, Murphy, Ryll		
Nays:	None	Abstentions:	None
			Vote: 5:0:0

Work Session I:

1. Annual Meeting

Mr. Hartshorne reviewed the Annual Report on Permits, Complaints and Violations with the Commission. He highlighted projects the staff has accomplished in 2023 including plantings at Cockenoe Island, creating a native garden at the rear of Town Hall and a mini library of environmental books for sale. He discussed other opportunities for projects that may be worked on within the next year or two.

Mr. Corroon asked about the number of generators in Westport. He noted that these generators need to be tested weekly for about 10 minutes. He asked if it is possible to recommend reducing the testing to once or twice a month to reduce a carbon footprint.

Mr. Lewi asked about the gas leaf blower ordinance.

Mr. Kelly reviewed the calendar for the gas leaf blower ordinance. Handheld gas leaf blowers are allowed until May 14, 2024. Then between May 15, 2024 and October 14, 2024, there is a strict ban on the handheld gas leaf blowers. The electric/battery operated leaf blowers will be allowed. The gas-powered pull along leaf blower will still be allowed. After October 15, 2024, the gas-powered leaf blowers will be allowed again until May 2025.

Mr. Hartshorne reviewed the updated Compliance Report.

Public Hearing: 7:20 p.m.

All members visited the site in preparation for the meeting.

1. 5 Sea Spray Road: Application #WPL-11846-23 by Bryan Nesteriak [REDACTED] for a new single-family residence, driveway, walkways, and deck extensions. Work is within the WPLO area of the Saugatuck River.

This application was withdrawn on January 17, 2024.

2. 85 Compo Road North: Application #IWW, WPL-11858-23 by JH Builders LLC to construct a new single-family residence, driveway, drainage, and associated site improvements. Work is within the upland review area setbacks and partially within the WPLO area of Deadman’s Brook.

The applicant withdrew this application.

3. 49 Owenoke Park: Application #WPL-11863-23 by Andy Soumelidis of LandTech on behalf of 49 Owenoke Park LLC to construct an addition and associated site improvements. Work is within the WPLO area of the Saugatuck River.

Andy Soumelidis, PE presented the application on behalf of the property owners. He reviewed the existing conditions on the property. The proposed addition is going over the existing patio. The roof leaders will go into the detention system in the permeable driveway. There is a trench drain at the end of the driveway. They will be reducing coverage on the site. Mr. Soumelidis reviewed the proposed sediment and erosion controls. He noted the project received approval from the Flood and Erosion Control Board.

Mr. Hally reiterated the Flood Board approved the application with no Special Conditions. The addition is going in over the existing patio. There will be some plantings that will be lost with this project, but they are ornamental. The existing patios and driveway are pervious. He asked if the proposed walkways would also be pervious. He noted that the permeable surfaces were not deed restricted in 2006 even though that was the intent. It appears to be an error on the staff's part. He recommends that the Commission have the deed restriction filed for future owner to know about the restriction as this is the main component. He suggested that all new drainage be certified by the project engineer.

Mr. Carey asked for public comment. There were no emails or public.

Motion to close the public hearing.

Motion:	Carey	Second:	Ryll
Ayes:	Carey, Ryll, Corroon, Lewi, Murphy		
Nayes:	None	Abstentions:	None
		Vote:	5:0:0

**Town of Westport
Conservation Commission
Findings
Application #WPL-11863-23
49 Owenoke Park
Assessor's Map: C03 Tax Lot: 010
Public Hearing: January 17, 2024**

1. **Application Request:** Applicant is proposing to construct an accessory structure to the existing single-family residence, a driveway, hardscape walls, walkways, and associated improvements. The proposed work is occurring partially within the WPLO (elevation 9') area of the Saugatuck River.
2. **Plans Reviewed:**
 - a. Plot Plan prepared for David H. and Phillis Komansky 49 Owenoke Park, Westport, Connecticut, prepared by Leonard Surveying, LLC, dated September 26, 2019, revised to December 23, 2023, Scale: 1" = 10'.
 - b. Site Development Plan, 49 Owenoke Park, Westport, CT, prepared for 49 Owenoke Park LLC, prepared by Landtech, dated December 05, 2023, Scale: 1" = 10', Sheet 1 of 2.
 - c. Notes and Details, 49 Owenoke Park, Westport, CT, prepared for 49 Owenoke Park LLC, prepared by Landtech, dated December 05, 2023, Scale: 1" = 10', Sheet 2 of 2.
 - d. Stormwater Management Report for 49 Owenoke Park, Westport, CT, prepared by Landtech, dated December 7, 2023.
 - e. Architectural Drawings, 49 Owenoke Park, Westport, CT 06880, prepared by Michael Greenberg & Associates, dated December 14, 2023.
 - i. Proposed Floor Plans Sheet A-1.1
 - ii. Elevations Sheet A-2.1
 - iii. Elevation Sheet A-2.2
3. **Previous Permits Issued:**
 - WPLE-8069-07 Wall and top of bank
 - WPL-7780-06 NSFR, Pool, Driveway
 - AA-2280-87 Addition and Septic
4. **Property Description:**

Location of 25-year flood boundary: 9 ft. contour interval. A portion of the property is within the Waterway Protection Line Ordinance (WPLO) boundary.
Property is situated in Flood Zones AE (el. 13') and VE (el. 14') as shown on F.I.R.M. Panel 09001C0551G Map revised to July 8, 2013. The proposed structure is shown partially within the VE Zone.

Proposed First Habitable Floor (2nd Floor): 18.79 ft.

Proposed Mudroom Elevation: 12.09 ft.

Proposed Garage Floor Elevation: 8.6 ft.

Proposed Equipment Platform Elevation: 14.5 ft.

Lot Size: 0.389 acres (16,950 sq. ft.)

Base Lot Area: 16,155 sq. ft.

Existing Site Coverage: 26.8% (4,329 sq. ft.)

Proposed Site Coverage: 25% (4,031 sq. ft.)

Existing Building Coverage: 14.4% (2,325 sq. ft.)

Proposed Building Coverage: 15% (2,419 sq. ft.)

Sewer Line: The existing residence is serviced by municipal sewer.

Existing Residence: The existing residence was constructed in 2007.

Existing Drainage: Pervious driveway, patio, walkway & stormwater detention units

5. Aquifer: Property underlain by Sherwood Island Aquifer which is a coarse-grained stratified drift aquifer. The property is NOT within the Town's wellfield protection zone.
6. Coastal Area Management: The subject property is located within the Coastal Area Management (CAM) zone. The coastal resource is identified as Coastal Flood Hazard Area. Coastal Flood Hazard Areas are defined as land areas inundated during coastal storm events. A-zones are subject to still-water flooding during "100-year" flood events. Coastal Hazard Areas serve as flood storage areas. They are, by their nature, hazardous areas for structural development, especially residential type uses.
7. Proposed Storm Water Treatment: The applicant proposes a drainage system that consists of a driveway stormwater reservoir and underground stormwater storage basin composed of four (4) Cultec 100HD units. Surface drainage features include a permeable driveway surface and a driveway trench drain. Roof leaders will be directed towards the underground stormwater retention area.

8. Discussion:

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 property lies within the WPLO boundary (elevation 9') of the Saugatuck River. The property abuts the mouth of the Saugatuck River. Grays Creek, a tidal embayment is found north of the property across the Owenoke Park travel way. The plot plan depicts the southern tidal wetland line offsite along the existing southern seawall and the northern tidal wetland line offsite, ~15' from the northern property boundary. The intertidal zone is beyond the property boundary. The mean high water line is established at elevation 3.3' (NAVD88) to the north and the south of the property. The property is situated within the AE (el. 13') and VE (el. 14') flood zones. The residential dwelling exists partially within the VE zone. Spot elevations on the plot plan indicate the top of the seawall is established at el. 12.7'.

Based on the existing spot elevations shown on the site plan, the site gradually slopes downgradient from the center of the property northerly towards the roadway. The topography of the land between the dwelling to the southern seawall is generally flat. The site development plan depicts minimal grade change around the proposed addition, decreasing the average building grade from el. 9.9' to el. 9.8'.

The project proposes to demolish a portion of patio and landscape areas west of the existing residence and construct an addition within which includes a garage, a mudroom, stairwell, and driveway. A new accessory dwelling, driveway, drainage system, hardscape walls, and walkways will be constructed within the footprint of the existing patio and driveway footprint. The existing pool, pool, rear patio, hot tub, and outdoor cooking area will remain. Overall site coverage is proposed to be reduced from 26.8% (4,329 sq. ft.) to 25% (4,031 sq. ft.). The building coverage will increase from 14.4% (2,325 sq. ft.) to 15% (2,419 sq. ft.) The driveway surface will be comprised of pervious pavers, with a 30"-deep stone subbase for stormwater storage. The proposed dwelling will be built to conform to FEMA standards with the first habitable floor (el. 18.79') established above the 100-year base flood elevation (el. 13'). The new air conditioning unit pad will be established at elevation 14.0'. The existing steps, stone walls and pillars around the driveway will be slightly reconfigured to meet the

new design, but the walls will match existing elevations. The Town's Engineering Department found this design to be compliant. The Commission anticipates four to six landscape shrubs, one landscape tree, and two planting beds within the patio will be removed to accommodate the new structure and driveway. The Flood and Erosion Control Board approved the application on January 10, 2023, with no special conditions.

Water Quality Considerations:

The potential for the proposed project 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. The proposed site coverage is ~25%, which is within the 10-25% cover that is expected to impact water quality. Coverage calculations are provided on the site plan. The 2023 Connecticut Stormwater Manual provides research that water quality experiences degradation when coverage in a watershed exceeds 10%. As the Saugatuck River Watershed is densely developed, the coverage exceeds the percentage in which water quality can be assumed to be impacted.

The site plan depicts one layer of perimeter silt fence beyond the limit of development. A detail for typical silt fence installation is provided with the construction details and notes. The portion of silt fence nearest to the rear patio and pool will be backed by haybales to fortify the protective measures closer to the Saugatuck River. The plan depicts minor grading immediate area of the new development. The site plan specifies the utilization of a soil stockpile area enclosed by a single row of silt fence, immediately west of the driveway footprint. An anti-mud tracking pad will be installed at the existing driveway entrance on the Owenoke Park travel way.

The existing drainage features were installed in 2008, in accordance with Conservation Commission permit WPL-7780-06. The existing features include a pervious patio, pervious driveway and underground stormwater detention area in the northern part of the property. The site development plan demonstrates the pervious patio and stormwater detention units will remain, but the driveway will be reconfigured. Though the Commission's intent in 2006 was to require a deed restriction of the pervious features on the land records, land records indicate no such restriction was ever filed prior to the project receiving a Certificate of Compliance.

The applicant provides drainage to treat the first inch of runoff from the impervious areas proposed onsite, which is considered the Water Quality Volume (WQV). Stormwater calculations are provided in the "Stormwater Management Report". The calculations demonstrate the proposed driveway stormwater detention system, including the galleries and the stone driveway reservoir, has a storage volume of 153.70 cu. ft. which is greater than the 124.15 cu. ft. required by Town drainage standards for the first 1" of runoff from the new development. The drainage plan demonstrates that the stormwater runoff volume from the roof will be collected by roof leaders and conveyed through underground 6' PVC pipes towards the underground detention units. Runoff from the driveway and the surrounding surfaces will be collected by the driveway surface and trench drains and stored within the stone driveway reservoir. The Commission finds the proposed additional drainage and stormwater storage as a benefit, and these features should improve the stormwater quality across the site from the existing stormwater management system. The Commission finds since the existing patio and walkways are pervious, the new walkways and any newly constructed patio surface around the addition should be pervious. The Commission requires that the design engineer witness and certify all site drainage and submit said certification to the Conservation Department prior to the issuance of a Conservation Certificate of Compliance.

The Commission finds that test pit data for relative ground water elevations were not provided, though The Commission assumes the water table fluctuates with the tides of the adjacent Grays Creek. The site survey demonstrates that the highest predictable tide line is established at elevation 5.3'. As the plans demonstrate no excavations will advance past ~30" below ground surface, The Commission does not anticipate that groundwater will be encountered during excavation activities. The Commission finds no specific dewatering method or location is depicted on the plan.

The architectural drawings demonstrate that the lower level (elev. 8.6) will include a garage area for one car, a mud room, entrances, staircases, and landings. The "Proposed First Floor Plan" demonstrates the lower level will be outfitted with four (4) flood vents, which is the number required for the ~446 sq. ft. area to be FEMA-compliant.

The Commission finds stormwater quality across the property has the potential to improve with the inclusion of the driveway drainage and roof runoff being conveyed to a larger stormwater detention area. The Commission finds the new drainage system represents a significant addition to the existing stormwater detention units in the

front of the house. The feature should help mitigate any potential impacts to surface water quality within the Saugatuck River from lawn and driveway runoff. The Commission requires a deed restriction be filed on the land record stating that the installed driveway and walkways are permeable. The Commission finds that the new development may improve the way the site transmits flood waters by capturing more overall site stormwater runoff.

Natural Habitat Considerations:

The Commission references a preliminary review of the State of Connecticut DEEP Natural Diversity Database (NDDDB) for potential presence of state-listed species on or adjacent to the subject property using the EZfile online tool. The review provided results of potential habitat for following state species of special concern; Northern diamondback terrapin (*Malaclemys terrapin terrapin*), yellow-crowned night-heron (*Nyctanassa violacea*), glossy ibis (*Plegadis falcinellus*), Atlantic seasnail (*Liparis atlanticus*), blueback herring (*Alosa aestivalis*), sand tiger shark (*Carcharias taurus*), radiated shanny (*Ulvaria subbifurcata*), and little blue heron (*Egretta caerulea*). The review listed two state threatened species: great egret (*Ardea alba*) and snowy egret (*Egretta thula*). There is no proposed work immediately adjacent to the water or within the water column, there is minimal potential impact to any listed aquatic species. The Commission finds there will be minimal landscape vegetation removal around the project area. The amount of vegetation to be removed is not specified in the site plan, but The Commission finds that one tree and up to six (6) shrubs will be removed. The Commission finds the existing landscape vegetation around the home does not represent coastal bird nesting habitat. No canopy trees are proposed to be removed. The Commission finds there will be no impacts to listed coastal birds. The proposed development will not extend beyond the general footprint of existing development. The Commission finds the proposed work will have de minimis impacts to adjacent intertidal areas. At present, The Commission does not require further consultation to evaluate impact to listed species.

Sediment release from loose soil is one of the most significant potential impacts from the proposed project activities. Sediment releases during storm or flood events can result in temporary and long-term impacts to water quality. Impacted water quality may negatively affect the shellfish and aquatic vegetative community of the Saugatuck River and tidal wetland.

The nearest proposed limit of disturbance from the installation of the addition and driveway is ~20' from the tidal wetland boundary and ~30' from the intertidal zone of Grays Creek, across the Owenoke Park travel way. The Commission finds that the risk of sediment release into the resources is mitigated by the utilization of the row of silt fence and hay bales around the project area and a row of silt fence around the soil stockpile. With the mitigating controls and designs, the potential for short term and long-term adverse impacts from the proposed development to the natural habitat is minimal.

Conservation Commission
TOWN OF WESTPORT
Conditions of Approval
Application: WPL-11863-23
Address: 49 Owenoke Park
Assessor's Map: C03 Tax Lot: 010
Public Hearing: January 17, 2024

Project Description: To construct an accessory structure to the existing single-family residence, a driveway, hardscape walls, walkways, and associated improvements. The proposed work is occurring within the WPLO (elevation 9') area of the Saugatuck River.

Owner of Record: 49 Owenoke Park LLC
Applicant: Andy Soumelidis of Landtech

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-11863-23** with the following conditions:

STANDARD CONDITIONS OF APPROVAL

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.
6. 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 watercourses.
7. Organic Landscaping practices are recommended as described by the Northeast Organic Farming Association.
8. All plants proposed in regulated areas must be non-invasive and native to North America.
9. Trees to remain are to be protected with tree protection fencing prior to construction commencement.
10. The bottom of all storm water retention structures shall be placed no less than 1 foot above seasonal high groundwater elevation.
11. 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.
12. 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.
13. Any on-site dumpster shall be covered at the end of each workday to prevent debris/litter from inadvertently entering surrounding wetlands and/or watercourses.
14. A final inspection and submittal of an "as built" survey is required prior to the issuance of a Certificate of Compliance.
15. Conformance to the conditions of the Flood and Erosion Control Board of **January 10, 2024**.

SPECIAL CONDITIONS OF APPROVAL

16. Conformance to the plans entitled:
Plans Reviewed:
 - a. Plot Plan prepared for David H. and Phillis Komansky 49 Owenoke Park, Westport, Connecticut, prepared by Leonard Surveying, LLC, dated September 26, 2019, revised to December 23, 2023, Scale: 1" = 10'.
 - b. Site Development Plan, 49 Owenoke Park, Westport, CT, prepared for 49 Owenoke Park LLC, prepared by Landtech, dated December 05, 2023, Scale: 1" = 10', Sheet 1 of 2.
 - c. Notes and Details, 49 Owenoke Park, Westport, CT, prepared for 49 Owenoke Park LLC, prepared by Landtech, dated December 05, 2023, Scale: 1" = 10', Sheet 2 of 2.
 - d. Stormwater Management Report for 49 Owenoke Park, Westport, CT, prepared by Landtech, dated December 7, 2023.
 - e. Architectural Drawings, 49 Owenoke Park, Westport, CT 06880, prepared by Michael Greenberg & Associates, dated December 14, 2023.
 - i. Proposed Floor Plans Sheet A-1.1
 - ii. Elevations Sheet A-2.1
 - iii. Elevation Sheet A-2.2
17. Design Engineer shall witness and certify the construction of all permeable surfaces proposed for this project (driveway and walkway) and submit said certification to the Conservation Department prior to the issuance of a Conservation Certificate of Compliance.
18. The reconfigured driveway and walkways shall remain permeable in perpetuity with said restriction placed on the land records prior to issuance of a Conservation Certificate of Compliance.

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: Lewi Second: Ryll
Ayes: Lewi, Ryll, Carey, Caroon, Murphy
Nays: 0 Abstentions: 0 Vote: 5:0:0

Work Session II:

1. Receipt of applications

Mr. Kelly noted the applications that were to be formally received:

Old Road Bridge over Sasco Creek at Fairfield Town Line: Application #IWW,WPL-11868-23 for a bridge replacement.

9 Lakeview Road: Application #IWW,WPL-11871-24 for a new single family residence and associated site improvements.

85 Compo Road North: Application #IWW,WPL-11873-24 for a new single family residence and associated site improvements.

9 Tiffany Lane: Application #IWW,WPL/E-11874-24 for a proposed addition, deck, walk and fence.

Mr. Kelly noted that there is also a WPLO application for **7 Sea Spray**, WPL-11872-23, for a new single family residence and associated site improvements that does not need to be formally received.

Motion to receive the above applications.

Motion: Carey Second: Lewi
Ayes: Carey, Lewi, Corroon, Murphy, Ryll
Nays: None Abstentions: None Vote: 5:0:0

2. Approval of December 13, 2023 minutes.

The December 13, 2023 minutes were approved as submitted.

Motion: Ryll Second: Murphy
Ayes: Ryll, Murphy, Carey, Corroon, Lewi
Nays: None Abstentions: None Vote: 5:0:0

3. 115 Harbor Road: Request for bond release being held for plantings as required by Permit # WPL-9952-15.

Mr. Kelly reviewed a request for bond release being held for plantings as required by Permit #WPL-9952-15. All plantings are in and are successful. Staff recommends release of the bond.

Motion to release the bond.

Motion: Lewi Second: Carey
Ayes: Lewi, Carey, Corroon, Murphy, Ryll
Nays: None Abstentions: None Vote: 5:0:0

4. 131 Beachside Avenue: Request for bond release being held for planting as required by Permit #IWW,WPL-10765-19.

Mr. Kelly reviewed a request for bond release as required by Permit #IWW,WPL-10765-19. He noted this is the second request for release of monies. The Commission had required site monitoring. Staff has received the final report and recommend release of the remaining monies.

Motion to release the remaining bond monies.

Motion: Ryll **Second:** Lewi
Ayes: Ryll, Lewi, Carey, Corroon, Murphy
Nayes: None **Abstentions:** None **Vote:** 5:0:0

5. Other Business

- a. Approval of December 11, 2023 Show Cause minutes for 27A Sturges Commons.

The December 11, 2023 Show Cause Hearing minutes were approved as submitted.

Motion: Carey **Second:** Murphy
Ayes: Carey, Murphy, Ryll
Nayes: None **Abstentions:** Lewi, Corroon **Vote:** 3:0:2

- b. **61 High Point Road:** Request for Administrative Approval for work within 50' upland review area.

Mr. Kelly reviewed a Site Plan for proposed work at 61 High Point Road. There is an intermittent stream along the back and side of the property. He proposed that if the applicant comes in with a house proposal that does not have a basement and the garage is within the existing footprint of the current house, it be eligible for Administrative Approval. Otherwise, the owner will have to file an application with the Commission.

Motion to allow staff to issue an Administrative Approval with the conditions outlined by Mr. Kelly.

Motion: Carey **Second:** Ryll
Ayes: Carey, Ryll, Corroon, Lewi, Murphy
Nayes: None **Abstentions:** None **Vote:** 5:0:0
TC/PR 5:0

The January 17, 2024 Public Hearing of the Westport Conservation Commission adjourned at 8:05 p.m.

Motion: Ryll **Second:** Murphy
Ayes: Ryll, Murphy, Carey, Corroon, Lewi
Nayes: None **Abstention:** None **Vote:** 5:0:0