



WESTPORT, CONNECTICUT

FLOOD AND EROSION CONTROL BOARD

TOWN HALL, 110 MYRTLE AVENUE
WESTPORT, CONNECTICUT 06880
(203) 341-1120

MINUTES

Flood & Erosion Control Board Meeting of April 6, 2016

Present for the Board:

Thomas B. Hood (Acting Chair)
Preston Koster
Arthur A. Greenberg
William S. Mazo
John M. Toi

Present for Department of Public Works: Keith Wilberg, PE, LS

Thomas Hood (Acting Chair) opened the meeting at 7:30 pm.

1. **66 Beachside Avenue/P&Z Application #16-005**; *Application of Land-Tech Consultants for a 3 lot subdivision of a 6.94 acre parcel. The application will be reviewed for drainage and grading recommendations to the Planning & Zoning Commission.*

The project was presented by Robert Pryor, PE, LS, from Land-Tech Consultants, Inc., for the owners, Michael and Stephanie Ferdman.

There were questions from the Board regarding the sizing of the detention systems on the proposed lots; similarly the sizing of the septic systems on the proposed lots; which lot was asking for specific approval; the nature of the on-going, current construction of the one lot; potential drainage into Long Island Sound; whether the timber groin or the seawall are relevant to this application; and whether there were any FEMA issues regarding the sea wall.

Per the Chair's request, Keith Wilberg summarized the Engineering Department's review of the project, stating that it was substantially in compliance with Town of Westport requirements. This project is at FECEB per a Planning & Zoning Board policy for subdivisions.

The Chair asked if there were any comments or questions from the Public. There were none.

The Board went into Work Session. It was agreed that the following Standard Conditions of Approval were deemed necessary: 3, 8, and 11.

DECISION: Proposed Project Approved, 5(Y)-0(N), with the above referenced Standard Conditions of Approval.

2. **6 Sea Spray Road/Application WPL #10178-16;** *Application of Richard Benson for the owner, Tammy Stendik Zelkowitz, 6 Sea Spray Rd LLC, for the approval of masonry entry stairs and walkway, and the addition of 50 cu yd of fill for landscaping. Previous application: WPL 9467-13. The site is within the 25-year flood line of the Saugatuck River.*

The project was presented by Rick Benson for the owner, Tammy Stendik Zelkowitz.

There were questions from the Board regarding whether this was already built or not; do the steps add any coverage or any drainage for the site; the construction materials used; what options are available for fines, penalties; or other punitive measures; whether the applicant had legal authorization to represent the owners; has the coverage area increased; how concentrated is the 50 cu yd of fill on the site; the materials used for the walk; the nature of the flooding in the area; who bears the responsibility for such unauthorized actions; and whether there is any neighbor objection to the activity.

Per the Chair's request, Keith Wilberg summarized the Engineering Department's review of the project, stating that it was substantially in compliance with Town of Westport requirements. The main issue was the building of the stone steps and adjacent grading without the proper Town approvals.

The Chair asked if there were any comments or questions from the Public. There were none.

The Board went into Work Session. It was agreed that no Standard Conditions of Approval were deemed necessary.

DECISION: Proposed Project Approved, 5(Y)-0(N), with no Standard Conditions of Approval.

3. **200 Hillspoint Road/Application WPL #10183-16;** *Application of Kousidis Engineering for the addition of a second story and attic to an existing residence, FEMA compliant flood venting, and associated site improvements. A portion of the site is within the 25-year flood line of the Sherwood Mill Pond.*

The project was presented by Jim Kousidis, PE, from Kousidis Engineering, LLC, for the owner, DeDe Guthartz.

There were questions from the Board regarding the crawlspace/bottom floor level; the flood venting of the bottom floor; whether the activity is considered a re-construction or a renovation; the removal of an existing oil tank from the basement; where the groundwater table was found during soil testing; whether the new retaining wall will have any adverse effect on the adjoining neighbor; the nature of the driveway materials; whether there are any plans for a future patio; the placement of construction material and debris during the project; the length of the construction activity; whether there will be any water activities with relation to the neighbors; whether the existing foundation is made of cinder blocks; and when the existing dwelling was constructed.

Per the Chair's request, Keith Wilberg summarized the Engineering Department's review of the project, stating that it was substantially in compliance with Town of Westport requirements.

The Chair asked if there were any comments or questions from the Public. There were none.

The Board went into Work Session. It was agreed that the following Standard Conditions of Approval were deemed necessary: 9, and 11.

DECISION: Proposed Project Approved, 5(Y)-0(N), with the above referenced Standard Conditions of Approval.

4. **9 Owenoke Park/Application WPL #10184-16; Application of Mel Barr of Barr Associates LLC for a proposed new single-family dwelling and associated site improvements. The site is within the 25-year flood line of the Saugatuck River.**

The project was presented by Mel Barr for the owners, 9 Owenoke Park, LLC.

There were questions from the Board regarding the soil testing for the proposed storm water detention system; the increase in the impervious cover on the site; does the site flood during a large storm event; the nature of the stockpile area; the amount of fill to be brought in; how many houses are left on Owenoke Park to be developed; the nature of the breakaway stairs; the quality of the seawall; are there any proposed patios for the site; the FEMA zone boundaries including the Coastal AE Zone in this area; and whether the foundation is using piles or a traditional foundation; and whether they will use sump pumps.

Per the Chair's request, Keith Wilberg summarized the Engineering Department's review of the project, stating that it was substantially in compliance with Town of Westport requirements.

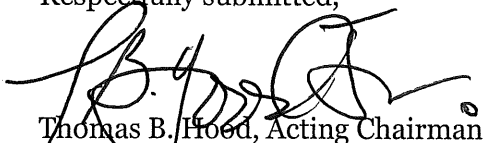
The Chair asked if there were any comments or questions from the Public. There were none.

The Board went into Work Session. It was agreed that the following Standard Conditions of Approval were deemed necessary: 6, 9, and 11.

DECISION: Proposed Project Approved, 5(Y)-0(N), with the above referenced Standard Conditions of Approval.

The meeting was adjourned at 8:40 pm.

Respectfully submitted,



Thomas B. Hoed, Acting Chairman
Flood & Erosion Control Board

TBH/ksw

Cc: First Selectman, Town Attorney, Public Works Director, Planning & Zoning Director, Conservation Director, Chair of RTM Environmental Committee, Chair of RTM Public Works Committee, Applicants

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