



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 January 6, 2016

Present for the Board: Thomas B. Hood (Acting Chair)
Preston Koster
Arthur A. Greenberg
William S. Mazo

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

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

1. **12 Marsh Court / Application WPL #10159-15; Application of Land-Tech Consultants for the removal of an existing patio and the construction of a 2-story addition with associated site improvements. Work is within the WPLO setback of the Saugatuck River. Note that this project was previously heard at the 06/03/2015 meeting.**

The project was presented by Thomas Ryder, Senior Biologist, from Land-Tech Consultants, and James Millward, Architect, from Michael Greenberg & Associates, for the owner, Jeffrey Warshaw.

There were questions from the Board regarding the flood vents on the west side of the dwelling which are proposed to be upgraded; the elevation of the existing dwelling; the construction sequencing for the proposed wall to the west of the dwelling; the amount of site disturbance to the west of the dwelling; whether the electrical box is proposed to be included in the renovations; whether material from the existing wall will be re-used for the proposed wall; and whether there is any underground storage proposed for storm water detention.

Per the Chair's request, Keith Wilberg summarized the Engineering Department's review of the project, stating that it was substantially in compliance with the Town of Westport requirements, with one outstanding issue. The project is still awaiting CT DEEP approval, but Land-Tech Consultants has indicated by submitting correspondence from the CT DEEP that approval is imminent. Mr. Wilberg suggested that a Special Condition of Approval could be stipulated for this outstanding issue.

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

The Board went into Work Session. There were questions regarding the proposed site drainage, and what the scheduling was regarding CT DEEP approval. It was agreed that the

following Standard Conditions of Approval were deemed necessary: 2 and 9; and two (2) Special Conditions of Approval.

(1) The existing wall to the west of the dwelling shall remain in place in order to act as an erosion control barrier until the new wall has been constructed and is in place.

(2) The project shall not commence until CT DEEP approval has been secured in writing.

DECISION: Proposed Project Approved, 4(Y)-0(N), with the above referenced Standard Conditions of Approval and Special Conditions of Approval.

2. **79 Riverside Avenue / Application WPL #10133-15; Application of Barr Associates for the construction of a new single-family dwelling on a vacant lot with associated site improvements. Work is within the 25-year flood line and WPLO setback of the Saugatuck River.**

The project was presented by Mel Barr of Barr Associates and Manuel J. Silva, PE, of Rose-Tiso & Co., Inc., for the owner, Peter B. Kinsey.

There were questions from the Board regarding the materials to be used for the construction of the gravel driveway; the storm water drainage for the site; the dimensions of the gravel driveway, including gravel depth; will the proposed gravel driveway heave during a frost event; the elevations of the driveway and the dwelling; how much site disturbance is proposed; what are the dimensions of the driveway areas; and the extent of the landscaping for the site.

Per the Chair's request, Keith Wilberg summarized the Engineering Department's review of the project, stating that based on the revised plans submitted by Rose-Tiso & Co., Inc., the project is substantially in compliance with the Town of Westport requirements. Rose-Tiso & Co., Inc., had addressed all of the Engineering Department's initial concerns regarding the project prior to the meeting, and revised plans were distributed at the beginning of the meeting. Mr. Wilberg stated that it would be beneficial for the applicant to revise the location of the erosion and sedimentation controls for the site nearest the Saugatuck River, and to stipulate that the proposed retaining wall nearest the river be built first in order to act as an S & E barrier.

The Chair asked if there were any comments or questions from the Public. There were two neighbors present. The first identified himself as Rod Larsen from 75 Riverside Avenue, the adjoining neighbor to the north. While he did not object to the Kinsey's proposal, he wanted to know whether there were any adverse flooding or erosion control issues outstanding. The Engineering Department stated that the design as proposed complies with Town requirements, and should cause no adverse flooding or erosion problems. Mr. Larsen also asked if Planning & Zoning questions were relevant at this meeting, and the Chair indicated they were not. The Chair then asked Mr. Larsen if his site currently experiences flooding, and he stated that it does not. The Chair then stated that based on the submitted design, his site should not incur any adverse impacts due to the proposed activity.

The second neighbor identified himself as Pat Torracco from 82 Riverside Avenue, the property immediately across Riverside Avenue to the west at the corner of Lincoln Street. His concern is the gradual rising of the flooding of the Saugatuck River over the years. He wanted to know where storm water runoff would be draining. The Chair answered by stating

that the project has proposed a storm water detention system that complies with Town standards.

The Board went into Work Session. It was agreed that the following Standard Conditions of Approval were deemed necessary: 2, 3, and 9. Also, the following Special Condition of Approval was stipulated:

- (1) The proposed retaining wall to the east side of the parcel nearest the Saugatuck River shall be constructed first in order to act as an erosion control barrier for the project.

DECISION: Proposed Project Approved, 4(Y)-0(N), with the above referenced Standard Conditions of Approval and the single Special Condition of Approval.

3. **3 Yankee Hill Road / Application WPL #10155-15; Application of R. I. Pools, Inc., for the installation of a new in-ground swimming pool, a patio, an underground propane tank, and driveway replacement. Work is within the 25-year flood line and the WPLO setback of Gray's Creek (Saugatuck River).**

The project was presented by the owner, Danielle Dobin.

There were questions from the Board regarding the lack of sedimentation and control measures on the plan; the construction staging and process; and the location of the depicted drainage pipe across the site.

Per the Chair's request, Keith Wilberg summarized the Engineering Department's review of the project, stating that it was substantially in compliance with the Town of Westport requirements, with three outstanding issues. First, the submitted plans did not depict any sedimentation or erosion control measures. Second, the submitted plans did not depict the location of the proposed propane tank. Third, the WPL 15' offset line is not correctly depicted on the submitted survey.

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: 2 and 8. Also, the following Special Condition of Approval was stipulated:

- (1) The applicant shall submit a revised plan indicating the location of proposed sedimentation and erosion control measures, the location of the proposed underground propane tank, and the revised WPL 15' offset line location.

DECISION: Proposed Project Approved, 4(Y)-0(N), with the above referenced Standard Conditions of Approval and the single Special Condition of Approval.

The Board remained to review and discuss proposed revisions made to a previously approved project at **45 Owenoke Park**. This project was approved at the May 2014 meeting. The scope of the project has been proposed to be greatly reduced, and the list of reductions does not indicate any condition that would affect the previous approval. The Board voted unanimously to approve the plan as revised to date, superceding the previously approved plan.

The meeting was adjourned at 9:20 pm.

Respectfully submitted,

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

TBH/ksw

Cc: First Selectman, Town Attorney, Director of Public Works, Director of Planning and Zoning, Zoning Enforcement Officer, Conservation Director, Building Official, RTM Environmental Committee, Chairman Public Works Committee, Applicants, League of Women Voters

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