



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 September 7, 2016

Present for the Board: Preston Koster (Acting Chair)
Arthur A. Greenberg
John M. Toi

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

Preston Koster (Acting Chair) opened the meeting at 7:30 pm.

1. **10 Punch Bowl Drive / Application IWW, WPL #10270-16;** *Application of Barr Associates LLC, on behalf of the owners, Adrienne & Alan Kaye, Trustees, for the re-subdivision of a 2.34 acre lot into two (2) lots. The existing dwelling, pool, and pool house on the site will remain; the existing tennis court is to be removed and the new lot will be developed with a new single family dwelling and associated site improvements. The site contains a WPL area of a tributary to Willow Brook; all the proposed activity is outside of the WPL area.*

The project was presented by Mel Barr of Barr Associates, LLC, and Richard A. Bennett, PE, of Richard Bennett & Associates, LLC, on behalf of the owners, Adrienne & Alan Kaye.

There were questions from the Board regarding whether the pond on site is natural or man-made; are there special regulations regarding man-made ponds verses natural ponds; will the pond be subjected to siltation; the small nature and geometry of the available building lot; the size of the two lots and the open space area, and who owns the open space area; and will the lot be back for another meeting when it is ultimately developed.

Per the Chair's request, Keith Wilberg summarized the Engineering Department's review of the project, stating that is 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: 3, 8, and 11.

DECISION: Proposed Project Approved, 3(Y)-0(N), with the above referenced Standard Conditions of Approval.

2. **785 Post Road East / P&Z Application #16-036**; *Application of Redniss & Mead on behalf of the owners, 785 Post Rd E LLC, for the demolition and removal of the existing building and parking lot, and the construction of a new mixed-use multiple structure development. The proposed activity is outside of the WPL area on the site.*

The project was presented by David R. Ginter, PE, from Redniss & Mead, on behalf of the owner, 785 Post Rd E LLC.

There were questions from the Board regarding the geometry of the asphalt surface; how the asphalt area will be drained and runoff collected; the direction of stormwater runoff flow; does the Post Road receive any runoff; how near to the adjoining property to the east; the layout of the drainage system as a whole; the location of the parking on the site; whether there is underground parking on the site; the location of the wetlands and the proposed conservation easement; will the east side of the parcel be landscaped; will there be access to the east side of the parcel; how much of the parcel was previously used by the Toyota dealership; possible environmental and/or contamination issues with the site; the runoff from the asphalt parking area and how it will drain; where the level spreaders are proposed to drain; the nature of the adjoining property to the east, e.g. the car wash; the capacity of the 24" RCP across the parcel and onto the car wash property; the nature of the soil and the soil testing results; and will the detention system be subject to groundwater flooding.

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. He stated that the overflows for the detention systems were too large and would create an erosion hazard. The project will require a revised design to maintain limited sheet flow across and off the site. Revised development plans and a revised drainage report would be required.

There were further questions from the Board regarding whether this project was similar to the Geiger's Garden Center site; how the drainage system is affected should additional galleries be added; can you pave over the concrete galleries; the diameter of the pipes in the level spreaders; will there be more volume of water with the level spreaders as proposed; the required lengths and geometries of the level spreaders; are the downhill properties being currently developed or scheduled to be developed; is this an 830G affordable housing application; and will this development look similar to Geiger site parcel.

The Engineering Department further stated that connecting the drainage system overflows into the 24" RCP would be discouraged by the Town unless an engineering investigation and report on the pipe could be performed. This report would need to include the nature and condition of the pipe, any easements regarding the pipe, and the amounts and geometries of the flow rates and volumes that flow through the pipe.

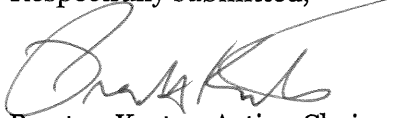
The Chair asked if there were any comments or questions from the Public. There were none.

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, 3(Y)-0(N), with the above referenced Standard Condition of Approval.

The meeting was adjourned at 8:45 pm.

Respectfully submitted,



Preston Koster, Acting Chairman
Flood & Erosion Control Board

PK/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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STANDARD CONDITIONS OF APPROVAL:

1. Applicant shall provide adequate sedimentation and erosion control devices on all filled embankments and along all exposed slopes, from the time that construction begins until such time that established ground cover has grown in. More specifically, the toe of filled slopes shall be protected by silt fencing and hay bales or other approved measures, and the face of all exposed slopes shall be protected with hay matting or other approved measures until such time that the slopes have stabilized.
2. Proposed site grading, as well as development in general, shall not alter drainage patterns to the detriment of adjoining or downstream properties.
3. All drainage facilities shall be designed to comply with the Town of Westport Engineering Department Storm Water Drainage Design Standards as amended to date (current revision date, 10/01/2014).
4. Applicants shall excavate test pits and conduct percolation tests at the proposed location of any storm water leaching facilities such as drywells, galleries, and stone pits. The test pits shall be witnessed and approved by the Engineering Department prior to installation of the proposed detention system.
5. The area under the proposed deck shall be excavated to a minimum depth of 6" and filled with ¾" crushed stone, or use an alternative drainage methodology as approved by the Town Engineer.
6. All construction shall conform to the requirements of the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP), as outlined in publication ASCE/SEI 24-14, "Flood Resistant Design and Construction," as amended to date.
7. All enclosed spaces below the Base Flood Elevation shall be constructed in conformance with FEMA Technical Bulletin 1-08, "Openings in Foundation Walls and Walls of Enclosures."
8. All final plans, details, and calculations shall be reviewed and approved by the Town Engineer.
9. All proposed work within the regulated area shall be subject to final approval by both the Town Engineer and the Conservation Director.
10. All plantings within the regulated area shall be as approved by the Westport Conservation Commission. No significant fill shall be placed within the WPLO setback other than that incidental to the plantings.
11. If the scope of this project increases or changes in any significant way, all additional or modified proposed work shall be approved by the Flood & Erosion Control Board and the Conservation Commission **prior to its commencement**, not after its completion.
12. Prior to any site disturbance, the Applicant shall prepare a comprehensive Storm Water Pollution Control Plan (SWPCP) in accordance with Connecticut Department of Energy and Environmental Protection (CT DEEP) requirements under DEEP-WPED-GP-015, General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities, effective 10/01/2013. For areas of disturbance between 1 and 5 acres, this plan shall be placed on file with the Planning & Zoning (P&Z) Department as part of the P&Z Permit. For areas of disturbance greater than 5 acres, the Applicant is required to register with CT DEEP.
13. All culverts passing under Town owned or private roads shall be designed to accommodate the 100-year storm at a minimum.
14. The proposed sleeve for the force sewer line shall be placed at least 3 feet below the existing bottom of the stream bed, and shall extend at least 5 feet beyond the stream bank on either side of the stream. The sleeve shall be bedded in compacted processed aggregate.



WESTPORT, CONNECTICUT FLOOD & EROSION CONTROL BOARD

TOWN HALL, 110 MYRTLE AVENUE
WESTPORT, CONNECTICUT 06880
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LEGAL NOTICE OF DECISION

Notice is hereby given that at a meeting held on September 7, 2016, the Westport Flood & Erosion Control Board took the following actions:

1. **10 Punch Bowl Drive / Application IWW, WPL #10270-16; APPROVED WITH CONDITIONS.** Application of Barr Associates LLC, on behalf of the owners, Adrienne & Alan Kaye, Trustees, for the re-subdivision of a 2.34 acre lot into two (2) lots. The existing dwelling, pool, and pool house on the site will remain; the existing tennis court is to be removed and the new lot will be developed with a new single family dwelling and associated site improvements. The site contains a WPL area of a tributary to Willow Brook; all the proposed activity is outside of the WPL area.
2. **785 Post Road East / P&Z Application #16-036; APPROVED WITH CONDITIONS.** Application of Redniss & Mead on behalf of the owners, 785 Post Rd E LLC, for the demolition and removal of the existing building and parking lot, and the construction of a new mixed-use multiple structure development. The proposed activity is outside of the WPL area on the site.

Applications, plans, and decisions may be examined in the Public Works Office, Room 210, Town Hall, 110 Myrtle Avenue, Monday through Friday, 8:30 am to 4:30 pm.

Flood & Erosion Control Board

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TOWN CLERK



WESTPORT, CONNECTICUT

FLOOD AND EROSION CONTROL BOARD

TOWN HALL, 110 MYRTLE AVENUE

WESTPORT, CONNECTICUT 06880

(203) 341-1120

September 12, 2016

ADRIENNE & ALAN KAYE, TR.
10 PUNCH BOWL DRIVE
WESTPORT CT 06880

10 Punch Bowl Drive / Application IWW, WPL #10270-16; Application of Barr Associates LLC, on behalf of the owners, Adrienne & Alan Kaye, Trustees, for the re-subdivision of a 2.34 acre lot into two (2) lots. The existing dwelling, pool, and pool house on the site will remain; the existing tennis court is to be removed and the new lot will be developed with a new single family dwelling and associated site improvements. The site contains a WPL area of a tributary to Willow Brook; all the proposed activity is outside of the WPL area.

Please be advised that at its September 7, 2016, meeting, the Westport Flood & Erosion Control Board resolved to APPROVE WITH CONDITIONS the above referenced application. Details of the meeting are recorded in the attached meeting minutes.

Please contact the Engineering Department should you have any questions regarding this matter.

Respectfully,

Preston Koster, Acting Chairman
Westport Flood & Erosion Control Board.

PK/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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September 12, 2016

BARR ASSOCIATES, LLC
25 SYLVAN ROAD SOUTH
WESTPORT CT 06880

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785 POST RD E LLC
1771 POST ROAD EAST STE 205
WESTPORT, CT 06880

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MR. DAVID R. GINTER, PE
REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905

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