



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 February 4, 2015

Present for the Board: Frank Donaldson (Chair)
Thomas Hood
Edward Picard
Preston Koster

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

Frank Donaldson (Chair) opened the meeting at 7:30 pm.

1. **11 Owenoke Park/Application WPL #9943-14.** *Application of Barr Associates for the demolition of an existing house and the construction of a new house and associated site improvements. Work is within the WPLO setback and 25 year flood line of the Saugatuck River.*

The proposed project was presented by Mel Barr of Barr Associates LLC.

There were questions from the Board regarding the building footprint, landings and stairways, the sewer connection, construction staging, coordination of construction traffic on Owenoke Park, the existing garage, the building height, the elevator installation, mechanical equipment, and the condition of the seawall.

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. It was stated that the architectural design will need to be amended since the breakaway walls for the proposed garage, as currently designed and depicted, do not comply with FEMA requirements.

The Board asked about soil testing on the site, and Keith Wilberg stated that soil testing had been done on a portion of the site, and will need to be done when the detention system is installed.

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

The Board went into Work Session. The following standard Conditions of Approval were deemed appropriate: Nos. 3, 4, 5, 7, 9, 11, 12, and 13.

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

2. **115 Harbor Road/Application WPL #9952-15.** *Application of Peter Wormser for the demolition of an existing house and the construction of a new house and associated site improvements. Work is within the WPLO setback and 25 year flood line of the Saugatuck River.*

The proposed project was presented by Peter Wormser and Thomas Ryder of LANDTECH.

There were questions from the Board regarding the patio in the rear, the deck in the front, the condition of the seawall, and the building footprint.

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. The following standard Conditions of Approval were deemed appropriate: Nos. 2, 3, 6, 7, 9, 10, 12, and 13.

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

3. **5 Yankee Hill Road/Application WPL #9954-15.** *Application of Barr Associates for the demolition of an existing house and the construction of a new house and associated site improvements. Work is within the WPLO setback and 25 year flood line of Gray's Creek (Saugatuck River).*

The proposed project was presented by Mel Barr of Barr Associates LLC.

There were questions from the Board regarding the flood zone requirements, the proposed retaining walls and stairways, the building footprint and construction activity area, the location of the pool equipment, the proposed grading, the basement size, location, and elevation, and the storm water galleries.

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. The Chair asked about soil testing on the site; Keith Wilberg stated that there had been extensive soil testing done on the site as recorded on the plan.

The following standard Conditions of Approval were deemed appropriate: Nos. 2, 3, 4, 9, 11, 12, 13, and 17.

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

4. **10 Pond Edge Road/Application WPL #9953-15.** *Application of Richard Benson for the installation of an in-ground pool, hot tub/spa, outdoor fireplace, and a pond aerator. Work is within the WPLO setback of the Sherwood Mill Pond.*

The proposed project was presented by Richard Benson for R. B. Properties, LLC.

There were questions from the Board regarding the proposed foundation, the grade at the spa, the proposed rain garden, the crushed stone under the deck, the proposed grading, the proposed fireplace (which is to be removed from this application), and the proposed deck.

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. All the issues raised by the Town's original review have been addressed.

The Board asked a question regarding the pond aerator and the use of chemicals. Rick Benson stated that no chemicals are to be used with this aerator. The Town further stated that with respect to

the aerator, the applicant will need to secure written approval from the neighbor on whose property the pond adjoins. There was also a question regarding the removal of the skateboard ramp, and the possible dewatering of the in-ground spa.

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

The Board went into Work Session. The following standard Conditions of Approval were deemed appropriate: Nos. 2, 3, 4, 8, 10, 11, 12, 13, 14, and 19. An additional Special Condition of Approval is stipulated that the application does not include approval for the proposed fireplace as depicted on the site plan.

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

Meeting was adjourned at 9:00 pm.

Respectfully submitted,

Frank Donaldson, Chairman
Flood and Erosion Control Board

FD/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