



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 June 3, 2015

Present for the Board: Frank Donaldson (Chair)
Edward Picard
Arthur Greenberg

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

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

1. **2 Newtown Turnpike/P&Z Subdivision Application #15-024**; *Application of Gloria Gouveia for a proposed re-submission resulting in one new building lot.*

The project was introduced by Gloria Gouveia of Land Use Consultants, on behalf of the owner, Joseph E. Levine, and presented by the consulting engineer, Larry Edwards, PE, of J. Edwards & Associates LLC.

There were questions from the Board regarding if the plan represented an actual development, or just a theoretical 25% coverage scenario, i.e. a "worst case" scenario; whether the lots would use a common drive or have separate drives; what is proposed for the existing dwelling and lot; and the timing of when this newly created lot will be developed.

Per the Chair's request, Keith Wilberg summarized the Engineering Department's review of the project, stating that after some minor revisions by the engineer, the project was substantially in compliance with the 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. 11, 14, and 15.

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

2. **4 Quarter Mile Road/P&Z Subdivision Application #15-025**; *Application of Eric Bernheim for a 1 lot subdivision.*

The project was presented by Michael Lee, an Associate from Halloran & Sage LLP, for the owner, Eric Bernheim.

There were questions from the Board regarding the nature of the proposed development of the lot as a whole; what the existing site consists of; are there any catch basins on Quarter Mile Road; where the WPL line originates (i.e. off the wetland); whether there is any proposed development beyond the

depicted silt fencing; the extent of the grading for the project; and the nature of the soils in the area with respect to potential flooding issues.

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. It was stated that the soil testing indicated that the soils were good for drainage, and that there were no FEMA or flooding issues. This site is well suited for this type of proposed development.

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, 8, 10, 11, 12, 13, 14, and 17.

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

3. **12 Marsh Court/WPL #10014-15; Application of LANDTECH for the removal of an existing patio and the construction of a 2-story addition on piles and associated site improvements.**

The project was presented by Thomas Ryder of LANDTECH and James Millward, Architect, of Michael Greenberg & Associates, on behalf of the owners of the property.

There were questions from the Board regarding the timing and scheduling of the proposed development; and the nature of the environmental plantings.

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 some minor but delicate and important issues that require a resolve. It was stated that the existing conditions survey and the proposed site development plan had conflicting elevation datums, and that this needed to be resolved. It was also stated that Conservation had spoken to CT DEEP, and that there were some potential CT DEEP environmental issues for this site even prior to the proposed development. It was suggested that this project be continued for one month until the next FECB meeting so that the nature of any potential CT DEEP issues regarding the tidal wetlands and the Coastal Jurisdiction Line can be determined.

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

The Board went into Work Session. The Board reasoned that there was no need to review and stipulate any standard conditions at this time, until the CT DEEP issues were resolved, and so it was motioned to continue this application until the next FECB meeting.

DECISION: Proposed Project Not Approved but Continued to the Next FECB Meeting, 3(Y)-0(N).

4. **263 Compo Road South/WPL #10015-15; Application of Barr Associates for the construction of a new dwelling, patios, pool, tennis court, and associated site improvements.**

The project was presented by Robert Sprouls of Bluewater Home Builders, LLC, on behalf of the owners of the property.

There were questions from the Board regarding the location of the proposed driveway; the existing versus the proposed tennis court; the nature of the grading of the site; the nature of the environmental plantings; and the extent of tree planting on 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. There were a few minor engineering issues that had been addressed by the project engineer. It was stated

that the soil testing indicated that the soils were good for drainage, and that there were no WPLO, FEMA, or flooding issues. This site is well suited for this type of proposed development.

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, 8, 10, 11, 12, 13, and 17.

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

At this point, the Board continued its work session, and revisited two approvals from previous months' meetings, 79 Newtown Turnpike (03/04/2015) and 115 Harbor Road (02/04/2015).

1. **79 Newtown Turnpike/Application IWW/WPL/E #9964-15.** *Application of Barr Associates for the expansion of an existing place-of-worship, the demolition of an existing residence, and associated site improvements.*

Per the Chair's request, Keith Wilberg summarized the Engineering Department's review of the revisions to the project. The proposed parking area and drainage bio-swale that was proposed and approved at last month's meeting had been changed, and in its stead a design re-grading the parking lot with a retaining wall at the wetland edge of the lot so as to drain the entire lot into the proposed on-site detention system, and thereby remove the need for the bio-swale.

The Board agreed that they had no objections to the revisions to this proposal, and that the approval from last month (April) as well as from March would stand, including any conditions.

2. **115 Harbor Road/Application WPL #9952-15.** *Application of Peter Wormser for the demolition of an existing residence, and the construction of a new house and associated site improvements.*

Per the Chair's request, Keith Wilberg summarized the Engineering Department's review of the revisions to the project. It was stated that the proposed patio was to be extended and increased by 190 SF, with related site grading, and that this increase does not create any adverse engineering impacts.

The Board agreed that they had no objections to the revisions to this proposal, and that the approval from February would stand, including any conditions.

The meeting was adjourned at 8:45 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