



# 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 2, 2015

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

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

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

1. **18 Newtown Turnpike / Application IWW/WPL #10034-15; Application of LANDTECH Consultants for Grassy Plains, LLC, for modifications to 2002 Permit IWW #6678-01 and 2007 Permit IWW/WPL #8147-07.**

The project was withdrawn by the applicant prior to the meeting.

2. **10 Woodside Lane / Application IWW/WPL #10049-15; Application of Becky Newman for Earthplace (Tony McDowell) for the construction of an educational platform on the north side of an existing pond.**

The project was presented by Becky Newman for Earthplace.

There were questions from the Board regarding the materials to be used for construction, and the height of the platform and decking.

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.

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. 1, 8, 9, 10, and 11.

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

3. **16 Owenoke Park / Application WPL #10057-15; Application of Ian E. Warburg for the installation of a floating dock and ramp connected to a seawall.**

The project was presented by the applicant, Ian E. Warburg.

There were questions from the Board regarding the type of seawall existing and proposed; will the seawall be repaired or replaced; and the timeframe for construction.

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.

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 Condition of Approval was deemed appropriate: No. 8.

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

4. **7 Compo Beach Road / Application WPL #10058-15; Application of Lucien Vita for the demolition of an existing single family residence, and the construction of a new single family residence and associated improvements.**

The project was presented by Lucien Vita, the project architect.

There were questions from the Board regarding the location of the rain garden; the number of trees to be removed and/or replaced; the location of the WPLO line; whether or not there are flood openings required; the location and construction material of the dwelling's decking; the foundation for the decking; the extent of the site grading; the location of the proposed dwelling with respect to the existing dwelling; and the crushed stone under the 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 the Town of Westport requirements. He also clarified that the entire site is substantially within the WPLO zone.

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. 1, 2, 3, 5, 6, 8, 9, and 10.

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

5. **19 Spriteview Avenue / Application WPL #10065-15; Application of Douglas Bassett for the modified entrance and associated improvements to a single family dwelling previously approved for a FEMA renovation (dwelling raising).**

The project was presented by Douglas Bassett, builder and owner.

There were questions from the Board regarding the front porch; the second floor addition; the lower floor non-conversion agreement; the nature of the site grading; the nature of any proposed site drainage; the proposed deck and the changes to the existing 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 the Town of Westport requirements. He clarified that the application to be considered did not include the work for the FEMA revisions, but only the access stairway and associated improvements.

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. 1, 6, 9, and 11.

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

6. **305 Saugatuck Avenue / Application WPL #10067-15; Application of LANDTECH Consultants for the construction of an addition to a single family dwelling, including deck and patio, and the construction of a detached garage, and associated site improvements.**

The project was presented by Thomas Ryder of LANDTECH for the applicant.

There were questions from the Board regarding type of detention structures to be installed.

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. He stated that the northwest corner of the proposed detached garage is within 25' of the Coastal Jurisdiction Line (CJL), which may present an issue for Conservation and/or Planning & Zoning. He further stated that the plans show the garage possibly being connected to the main dwelling at the second floor level. He suggested that there be a stipulation specifically noted on the plan that the project as currently proposed depicts a detached garage with no connection to the dwelling or deck, and a front entrance that is not livable space, and should the owner decide in the future to make revisions to this plan, they would need to secure all appropriate Town of Westport approvals.

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. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11.

The following Special Condition of Approval was deemed appropriate: (1) The proposed detached garage as depicted on the application plans is not to be connected to the main dwelling. Should the owner wish to modify this in the future and connect the garage to the main dwelling, the owner shall be required to secure all appropriate Town of Westport approvals, including but not strictly limited to the Flood & Erosion Control Board, the Conservation Department, and the Planning & Zoning Department.

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

The meeting was adjourned at 8:40 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

Enc. Standard Conditions of Approval, as amended to 07/10/2015

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