



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 4, 2017

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

Present for Department of Public Works: Keith S. Wilberg, PE, LS
Amrik S. Matharu, EIT

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

1. **1141 Post Road East / Application WPL #10342-16;** *Application of Redniss & Mead, Inc., on behalf of the owners, 1141 Post Rd E LLC, for the partial demolition and addition to an existing commercial building, and the construction of nine (9) multi-family residential buildings, totaling 42 residential units, pool house, pool, associated parking, drives, landscaping, storm water drainage, and utilities. A portion of the proposed activity is within the WPL area of Muddy Brook.*

The project was presented by David R. Ginter, PE, from Redniss & Mead, Inc., on behalf of the owner, 1141 Post Rd E, LLC. He stated that this application had been presented the previous month, 12/07/2016, and had been continued to the 01/04/2017 meeting.

Since the last meeting, the Applicant had withdrawn that pending application, and re-submitted the same materials in order to open a new application, allowing him to present at the January 2017 meeting, with the possibility of continuing to the February 2017 meeting for a decision.

Mr. Ginter then briefly summarized the presentation from the 12/07/2016 meeting, including the status of any pending updates to the design, including all plans and reports.

There were questions from the Board regarding the oil/grit separator; who is responsible for maintenance for a storm water drainage system; will the engineer have enough time to incorporate changes prior to the next (February) meeting; will FEMA be responding prior to February's meeting; was the pool removed from the design; what is a Peer Review and who pays for the Peer Review.

Per the Chair's request, Keith Wilberg summarized the Engineering Department's review of the project, including the status of all pending reviews for this project, and upcoming

procedural schedule. He stated that the Town's recommendation is to continue this application to the next meeting in February, 2017.

The Chair asked if there were any comments or questions from the Public. The following person spoke regarding the application.

Paul Wohlforth of 7 Keller Lane spoke. He stated that he has lived upstream of the site since 1959. He has experienced flooding over the years, and is glad to hear that the development will lessen the flooding in the immediate area. He also stated that Muddy Brook has changed over the years predominantly due to a lack of maintenance of the waterway. He showed the Board photographs of his property during typical flooding during a storm event. He asked if the development will create any additional storm water, and whether that has a chance of impacting his property. He stated that he does not recall flooding of a serious nature starting until the late 1990s. He stated that he has dialogued with the Town Engineering Department regarding the flooding of Muddy Brook, the capacity of the culverts under the Post Road East and at Morningside Drive and Hillandale Road, and whether the Town will be replacing these any time in the near future.

When comment from the public was completed, the Board went into Work Session. It was agreed that based on the incomplete nature of the application, the application and the public hearing should be left open and continued to the next regular meeting.

DECISION: Proposed Project Continued, 4(Y)-0(N).

2. **2 Manitou Court / Application WPL #10343-16; Application of Barr Associates, LLC, on behalf of the owners, Thomas and Paula McInerney, to reconstruct in place and kind approximately 290 linear feet of existing seawall; to maintain approximately 82 linear feet of deteriorated stone slope; to re-grade and stabilize upland slopes; to temporarily remove and replant 400 square feet of wetland vegetation; and to restore existing walkways and terraces. A portion of the parcel is within the WPL area of a wetland and unnamed tributary of the Saugatuck River. Most of the proposed activity is within the WPL area.**

The project was presented by Mel Barr of Barr Associates, LLC, on behalf of the owners, Thomas and Paula McInerney.

There were questions from the Board regarding the location of the site in relation to Cedar Point Yacht Club; the turbidity curtain used as an S&E measure, and what it looks like; what the height of the seawall is and what elevation it is at; will the wall be at a uniform height; has the eroded wall filled into and silted the river; is any dredging required for the wall repair; are there any pictures of the turbidity curtain; will the turbidity curtain be anchored into the river bottom; how will the S&E measures be maintained; and will the tides affect the project and/or any erosion; are there any FEMA issues; will the project be going to Conservation; are there any proposed culverts and/or drainage system.

Per the Chair's request, Keith Wilberg summarized the Engineering Department's review of the project, stating that the proposed activity substantially complies with Town of Westport requirements. He stated that the applicant has secured approval from the CT DEEP OLISP for this project, and that the S&E plan complies with Town requirements. He would recommend approval.

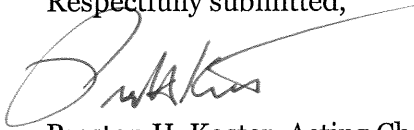
The Chair asked if there were any comments or questions from the Public. There were none.

The hearing was closed, and the Board went into Work Session. It was agreed that the following Standard Conditions of Approval were deemed necessary: 8, 9, 10, and 11.

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

The meeting was adjourned at 8:05 pm.

Respectfully submitted,



Preston H. Koster, Acting Chair
Flood & Erosion Control Board

PHK/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, minutes@westportct.gov

G:\Engineering\TOWN\FECB\Minutes\fecb-minutes-20170104.doc

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
(203) 341-1120

LEGAL NOTICE OF DECISION

Notice is hereby given that at a meeting held on January 5, 2017, the Westport Flood & Erosion Control Board took the following actions:

1. **1141 Post Road East / Application WPL #10342-16; CONTINUED.** Application of Redniss & Mead, Inc., on behalf of the owners, 1141 Post Rd E LLC, for the partial demolition and addition to an existing commercial building, and the construction of nine (9) multi-family residential buildings, totaling 42 residential units, pool house, pool, associated parking, drives, landscaping, storm water drainage, and utilities. A portion of the proposed activity is within the WPL area of Muddy Brook.
2. **2 Manitou Court / Application WPL #10343-16; APPROVED WITH CONDITIONS.** Application of Barr Associates, LLC, on behalf of the owners, Thomas and Paula McInerney, to reconstruct in place and kind approximately 290 linear feet of existing seawall; to maintain approximately 82 linear feet of deteriorated stone slope; to re-grade and stabilize upland slopes; to temporarily remove and replant 400 square feet of wetland vegetation; and to restore existing walkways and terraces. A portion of the parcel is within the WPL area of a wetland and unnamed tributary of the Saugatuck River. Most of the proposed activity is within the WPL area.

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.

Preston H. Koster, Acting Chair
Flood & Erosion Control Board

RECEIVED FOR RECORD
WESTPORT LAND RECORDS
2017 JAN -5 / A 10: 56
TOWN CLERK
Preston H. Koster
TOWN CLERK

[NOT TO PUBLISH BELOW HERE]

TO BE PUBLISHED IN THE JANUARY 13, 2017, EDITION OF THE WESTPORT NEWS



WESTPORT, CONNECTICUT

FLOOD AND EROSION CONTROL BOARD

TOWN HALL, 110 MYRTLE AVENUE

WESTPORT, CONNECTICUT 06880

(203) 341-1120

January 5, 2017

1141 Post Rd E, LLC
1771 Post Road East, Suite 205
Westport, CT 06880

1141 Post Road East / Application WPL #10342-16; Application of Redniss & Mead, Inc., on behalf of the owners, 1141 Post Rd E LLC, for the partial demolition and addition to an existing commercial building, and the construction of nine (9) multi-family residential buildings, totaling 42 residential units, pool house, pool, associated parking, drives, landscaping, storm water drainage, and utilities. A portion of the proposed activity is within the WPL area of Muddy Brook.

Please be advised that at its January 4, 2017, meeting, the Westport Flood & Erosion Control Board resolved to CONTINUE 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 H. Koster, Acting Chair
Westport Flood & Erosion Control Board.

PHK/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



WESTPORT, CONNECTICUT

FLOOD AND EROSION CONTROL BOARD

TOWN HALL, 110 MYRTLE AVENUE

WESTPORT, CONNECTICUT 06880

(203) 341-1120

January 5, 2017

David R. Ginter, PE
Redniss & Mead, Inc.
21 First Street
Stamford, CT 06905

1141 Post Road East / Application WPL #10342-16; Application of Redniss & Mead, Inc., on behalf of the owners, 1141 Post Rd E LLC, for the partial demolition and addition to an existing commercial building, and the construction of nine (9) multi-family residential buildings, totaling 42 residential units, pool house, pool, associated parking, drives, landscaping, storm water drainage, and utilities. A portion of the proposed activity is within the WPL area of Muddy Brook.

Please be advised that at its January 4, 2017, meeting, the Westport Flood & Erosion Control Board resolved to CONTINUE 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 H. Koster, Acting Chair
Westport Flood & Erosion Control Board.

PHK/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



WESTPORT, CONNECTICUT

FLOOD AND EROSION CONTROL BOARD

TOWN HALL, 110 MYRTLE AVENUE
WESTPORT, CONNECTICUT 06880
(203) 341-1120

January 5, 2017

Thomas & Paula McInerney
2 Manitou Court
Westport, CT 06880

2 Manitou Court / Application WPL #10343-16; Application of Barr Associates, LLC, on behalf of the owners, Thomas and Paula McInerney, to reconstruct in place and kind approximately 290 linear feet of existing seawall; to maintain approximately 82 linear feet of deteriorated stone slope; to re-grade and stabilize upland slopes; to temporarily remove and replant 400 square feet of wetland vegetation; and to restore existing walkways and terraces. A portion of the parcel is within the WPL area of a wetland and unnamed tributary of the Saugatuck River. Most of the proposed activity is within the WPL area.

Please be advised that at its January 4, 2017, 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 H. Koster, Acting Chair
Westport Flood & Erosion Control Board.

PHK/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



WESTPORT, CONNECTICUT

FLOOD AND EROSION CONTROL BOARD

TOWN HALL, 110 MYRTLE AVENUE
WESTPORT, CONNECTICUT 06880
(203) 341-1120

January 5, 2017

Mel Barr
Barr Associates, LLC
25 Sylvan Road South
Westport, CT 06880

2 Manitou Court / Application WPL #10343-16; Application of Barr Associates, LLC, on behalf of the owners, Thomas and Paula McInerney, to reconstruct in place and kind approximately 290 linear feet of existing seawall; to maintain approximately 82 linear feet of deteriorated stone slope; to re-grade and stabilize upland slopes; to temporarily remove and replant 400 square feet of wetland vegetation; and to restore existing walkways and terraces. A portion of the parcel is within the WPL area of a wetland and unnamed tributary of the Saugatuck River. Most of the proposed activity is within the WPL area.

Please be advised that at its January 4, 2017, 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 H. Koster, Acting Chair
Westport Flood & Erosion Control Board.

PHK/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



WESTPORT, CONNECTICUT

FLOOD AND EROSION CONTROL BOARD

TOWN HALL, 110 MYRTLE AVENUE
WESTPORT, CONNECTICUT 06880
(203) 341-1120

January 5, 2017

John Desmond
John Desmond Builders, Inc.
35 Old Post Road
Southport, CT 06890

2 Manitou Court / Application WPL #10343-16; Application of Barr Associates, LLC, on behalf of the owners, Thomas and Paula McInerney, to reconstruct in place and kind approximately 290 linear feet of existing seawall; to maintain approximately 82 linear feet of deteriorated stone slope; to re-grade and stabilize upland slopes; to temporarily remove and replant 400 square feet of wetland vegetation; and to restore existing walkways and terraces. A portion of the parcel is within the WPL area of a wetland and unnamed tributary of the Saugatuck River. Most of the proposed activity is within the WPL area.

Please be advised that at its January 4, 2017, 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 H. Koster, Acting Chair
Westport Flood & Erosion Control Board.

PHK/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