



# 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 7, 2018.

Present for the Board: Thomas B. Hood Jr. (Chair)  
William S. Mazo  
John M. Toi

Present for Department of Public Works: Amrik S. Matharu, Engineer II

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Thomas B. Hood Jr. opened the meeting at 7:45 pm.

1. **3 Pebble Beach Lane / Application WPL #10510-17; APPROVED WITH CONDITIONS;** Application of Vincent Monti, on behalf of the owner, Michael Ritzzo, for the construction of a new 14' x 33' swimming pool and 18' x 18' stone patio area. The proposed activity is within the WPL area for the Saugatuck River.

This project was presented by Nick Vitiello, of In2Blue Design, on behalf of the owner, Michael Ritzzo.

There were questions from the Board regarding the construction process, whether a pool exists now, the start date for construction, whether a stockpile is necessary, whether the grade is changing, whether the patio will be impervious, what the elevation above sea level is at the site, the size of the pool, separation distance to groundwater, and the depth of the pool.

Per the Chair's request, Amrik S. Matharu summarized the Engineering Department's review of the project, stating that the proposed activity substantially complies with Town of Westport 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: 3 and 8.

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

2. **492 Main Street / P&Z Subdivision Application #17-064;** Application of Pete Romano of Landtech, on behalf of the owner, 492 Holding Company LLC, to resubdivide a 1.115-acre property into two residential building lots with relocated driveways and associated site appurtenances.

This project was presented by Anthony Palmer, owner of 492 Main Street. Amrik S. Matharu further described the project, and administration behind the Planning & Zoning Referral to the board.

There were questions from the Board regarding whether the plans are subject to change, whether there are any other issues not related to the Flood & Erosion Control Board, whether there are waterways directly impacted by this development, the topography of the lot, whether stormwater will run to adjacent properties, whether other boards are reviewing this application, the proposed development at 500 Main Street, existing coverage on the site, whether the existing soil conditions infiltrate less water than the proposed conditions will, whether the 500 Main Street project has been referred to the Flood & Erosion Control Board, and whether there is a specific time of year test pits need to be performed.

Per the Chair's request, Amrik S. Matharu summarized the Engineering Department's review of the project, stating that the proposed activity substantially complies with Town of Westport requirements. He would recommend approval.

The Chair asked if there were any comments or questions from the Public.

Pamela Kopack of 11 Daybreak Lane spoke. Mrs. Kopack expressed concern regarding recent flooding on her property, and the combined impact of 500 Main Street and 492 Main Street on the area.

The hearing was closed, and the Board went into Work Session. It was agreed that the following Standard Conditions of Approval were deemed necessary: 1, 2, 8 and 11.

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

3. **1141 Post Road East / Application WPL #10543-18;** Application of David Ginter, PE, of Redniss & Mead, Inc., on behalf of the owner LCB Berkshire Senior Living Holdings, II LLC, for the construction of a new assisted living facility with associated parking, drives, landscaping, utilities, and flood improvements.

This project was presented by David Ginter, PE, of Redniss & Mead, Inc., on behalf of the owner LCB Berkshire Senior Living Holdings, II LLC.

There were questions from the Board regarding the area of the structure, the current footprint compared to the previous application's footprint, change in use from the previous application to the current application, the age of the twin culverts, whether they will be replaced, whether the overflow is running into the existing twin culverts, the size of the twin culverts, the size of the proposed pipe underneath the Post Road, the function of the stormwater drainage system, why the 12" pipe is being constructed and its purpose, the volumes flowing through the 12" pipe, whether the adjacent projects under construction and recently constructed on the Post Road will impact the current project, discharge from the proposed 12" pipe, what would happen if the 12" pipe was removed from the drainage system, the impact of changing the size of the 12" pipe, whether the current proposed detention system is larger in volume compared to the previous application, whether

removing the stockpiles will impact the groundwater elevations, construction phase, sediment & erosion control plan, the FEMA process, whether the building need to be completed prior to receiving final FEMA approval, what drove the change from residential units to the assisted care facility, number of units, parking requirement, active staff during shifts, whether the berm cut would negatively affect 1177 Post Road East, whether 1177 Post Road East has expressed their consent regarding the new application, the net effect of all of the recent development along the Post Road have on downstream properties, and whether the proposed berm cut improves flood conditions for downstream properties.

Per the Chair's request, Amrik S. Matharu summarized the Engineering Department's review of the project, stating that the proposed activity substantially complies with Town of Westport requirements. He would recommend approval.

The Chair asked if there were any comments or questions from the Public.

Paul Wohlforth of 7 Keller Lane spoke. He reiterated his previous issues regarding historic flooding on his property, and expressed hope that the proposed development improves upon the current present day site behavior, as well as concern for two hickory trees affected by the historic ponding.

The hearing was closed, and the Board went into Work Session. It was agreed that the following Standard Conditions of Approval were deemed necessary: 1, 2, 3, 6, 9, 11, and 12.

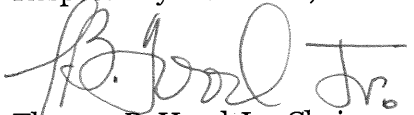
It was agreed that the following Special Condition of Approval was deemed necessary:

- A. *Letter of Consent.* Prior to obtaining a Planning & Zoning Permit, a letter of consent from the adjacent property owner shall be required, stating their satisfaction with the new application

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

The meeting was adjourned at 9:53 pm.

Respectfully submitted,

  
Thomas B. Hood Jr., Chair  
Flood & Erosion Control Board

TBH/asm

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

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February 16, 2018

492 Holding Company, LLC  
489 North Main Street  
Westport, CT 06880

**492 Main Street / P&Z Subdivision Application #17-064;** Application of Pete Romano of Landtech, on behalf of the owner, 492 Holding Company LLC, to resubdivide a 1.115-acre property into two residential building lots with relocated driveways and associated site appurtenances.

Please be advised that at its February 7, 2018 meeting, the Westport Flood & Erosion Control Board resolved to APPROVE 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,

Thomas B. Hood Jr., Chair  
Westport Flood & Erosion Control Board.

TBH/asm

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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Peter Romano  
LANDTECH  
518 Riverside Avenue  
Westport, CT 06880

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

**1141 Post Road East / Application WPL #10543-18**; Application of David Ginter, PE, of Redniss & Mead, Inc., on behalf of the owner LCB Berkshire Senior Living Holdings, II LLC, for the construction of a new assisted living facility with associated parking, drives, landscaping, utilities, and flood improvements.

Please be advised that at its February 7, 2018 meeting, the Westport Flood & Erosion Control Board resolved to APPROVE the above referenced application. Details of the meeting are recorded in the attached meeting minutes.

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LCB Berkshire Senior Living Holdings, II LLC  
3 Edgewater Drive  
Norwood, MA 02026

**1141 Post Road East / Application WPL #10543-18;** Application of David Ginter, PE, of Redniss & Mead, Inc., on behalf of the owner LCB Berkshire Senior Living Holdings, II LLC, for the construction of a new assisted living facility with associated parking, drives, landscaping, utilities, and flood improvements.

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Michael Ritzzo  
3 Pebble Beach Lane  
Westport, CT 06880

**3 Pebble Beach Lane / Application WPL #10510-17;** Application of Vincent Monti, on behalf of the owner, Michael Ritzzo, for the construction of a new 14' x 33' swimming pool and 18' x 18' stone patio area. The proposed activity is within the WPL area for the Saugatuck River.

Please be advised that at its December 12, 2017, meeting, the Westport Flood & Erosion Control Board resolved to APPROVE 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,

Thomas B. Hood Jr., Chair  
Westport Flood & Erosion Control Board.

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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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Vincent Monti  
144 Water Street, Unit 5  
Norwalk, CT 06854

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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

**STANDARD CONDITIONS OF APPROVAL:**

1. Applicant shall provide adequate sedimentation and erosion control devices for the proposed activity 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. Tree protection and/or dewatering measures for the site shall be employed as specified on the approved plans OR as needed by specific field conditions.
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, 11/01/2015).
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. It shall be the responsibility of the applicant to obtain and secure any additional necessary assent, permit, or license as required by law or regulation, including but not strictly limited to other Town of Westport, State of Connecticut, or United States Federal agencies.