



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 April 4, 2018.

Present for the Board: Preston H. Koster (Acting Chair)
William S. Mazo
Edward C. Picard

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

Preston H. Koster opened the meeting at 7:30 pm.

1. **24 Spriteview Avenue / Application WPL #10553-18; APPROVED;** Application of Andy Soumelidis of LANDTECH, on behalf of the owner, Peter C. Greer and Deena R. Greer, for the construction of a new masonry landing to access a FEMA compliant dwelling within the WPLO. The proposed activity is within the WPL area for the Saugatuck River.

This project was presented by Andy Soumelidis of LANDTECH, on behalf of the owner, Peter C. Greer and Deena R. Greer.

There were questions from the Board regarding the construction of the masonry steps, the base materials for the masonry steps, and site behavior during a super high tide.

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.

DECISION: Proposed Project Approved, 3(Y)-0(N)

2. **286 Compo Road South/ Application WPL #10567-18; CONTINUED;** Application of William Green and Linda Durakis for driveway improvements and parking area expansion within the WPLO. The proposed activity is within the WPL area for the Saugatuck River.

This project was presented by William Green, owner of 286 Compo Road South. The owner requested a continuance of the project.

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.

DECISION: Proposed Project Continued, 3(Y)-0(N).

3. **9 Owenoke Park/ Application WPL #10568-18; APPROVED WITH CONDITIONS;** Application of Barr Associates, LLC, on behalf of the owner, Bluewater Owenoke, LLC, for the reconstruction of an existing seawall, and replacement of an existing concrete stairway within the WPLO. The proposed activity is within the WPL area for the Saugatuck River.

This project was presented by Mel Barr of Barr Associates, LLC, on behalf of the owner Bluewater Owenoke, LLC. Timothy DeBartolomeo, PE, of RACE Coastal Engineering also responded to technical questions on behalf of the owners.

There were questions from the Board regarding the neighbors, the impact compared to the existing wall, the age of the wall, whether the wall currently has a bulkhead, the construction process during super high tide, whether there is an existing beach, the type of wall, the height and thickness of the wall, length of construction, top elevation relative to the adjoining walls, the drainage system within the wall, whether the stairs can be blocked off, whether there is a specific concrete for coastal wall construction, the construction process on previous projects in the area, whether a contractor is on board, whether that contractor has previous experience with this type of work, and the inspection process.

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: 8, 9, and 12.

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

4. **26 Morningside Drive South/ Application WPL #10569-18; APPROVED WITH CONDITIONS;** Application of Barr Associates, LLC, on behalf of the owner, Morningside Drive Homes, LLC, for the subdivision of one 2.37-acre parcel into 3 individual parcels within the WPLO. The proposed activity is within the WPL area for Muddy Brook.

This project was presented by Mel Barr of Barr Associates, LLC, on behalf of the owner Morningside Drive Homes, LLC.

There were questions from the Board regarding whether any special variances were required for the subdivision, whether there is a limitation for the footprints of the dwellings, whether the owner of the existing house is developing the subdivision, the size of the lots, and whether there are issues with the driveway access.

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: 1, 2, 3, 8, 9, and 10.

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

5. **16 Manitou Road/ Application WPL #10571-18; APPROVED WITH CONDITIONS;** Application of Alana Fuscaldo for the construction of a new single family residence with attached garage, new driveway, new septic system, stormwater drainage, and other site appurtenances within the WPLO. The proposed activity is within the WPL area for the Saugatuck River.

This project was presented by Jim Kousidis, PE, of Kousidis Engineering, LLC, on behalf of the owner Alana Fuscaldo.

There were questions from the Board regarding whether a mound is being created for the house, the construction of the front deck, limit of disturbance, increase in impervious coverage, and whether neighbors were notified.

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: 2, 3, 4, 8, 9, and 10.

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

6. **60 Compo Beach Road/ Application WPL #10570-18; APPROVED WITH CONDITIONS;** Application of Jennifer A. Fava, Town of Westport Director of Parks and Recreation, for the construction of a new restroom, storage building, concrete walks, and timber guard rail within the WPLO. The proposed activity is within the WPL area for the Saugatuck River.

This project was presented by Stephen Edwards, Phil Barlow of TO Design, and Jennifer A. Fava, Director of Parks and Recreation.

There were questions from the Board regarding the sanitary sewer connection, weather the sidewalks will look like East Beach, FEMA issues with the project, whether there are additional parking requirements, sediment & erosion control during construction, start date of construction, stockpile locations, whether traffic needs to be rerouted, and whether a landscape design will be provided as part of the Planning & Zoning submission.

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: 1, 3, 8, and 9.

The following Special Condition was also deemed necessary:

1. *FEMA Compliance* - The restroom facility situated in Flood Zone AE (El. 12) shall comply with FEMA P-936, Floodproofing Non-Residential Buildings. The project will require a revised flood-proofing plan compliant with aforementioned regulations (i.e. dry flood-proofing) as part of obtaining a Planning & Zoning Permit.

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

The meeting was adjourned at 9:45 pm.

Respectfully submitted,

Preston H. Koster, Acting 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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