



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 July 11, 2018.

Present for the Board:

Preston H. Koster (Acting Chair)
William S. Mazo
John Toi

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

Preston H. Koster opened the meeting at 7:34 pm.

1. **111 Harbor Road/ Application WPL #10621-18 (CONTINUED);** Application of Richard Benson, on behalf of the owners Richard & Karen Leever, for the construction of a new house and associated site appurtenances within the WPLO. The proposed activity is within the WPL area for the Saugatuck River.

This project was presented by Bryan Nesteriak on behalf of the owners of 111 Harbor Road, Richard & Karen Leever.

There were questions from the Board regarding the propane tank depth, whether the depicted dwelling is a final proposed design or subject to change, the drainage requirements for a patio, flood venting, whether the mechanicals are at the correct elevation, whether the pool will be heated by the tank, and how the pipes will be run from the tank to the house.

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 subject to:

1. *Architectural plans depicting adequate flood venting for the garage shall be required prior to obtaining a Planning & Zoning Permit.*
2. *The pool plans depicting FEMA compliant construction shall be required as part of obtaining a Planning & Zoning Permit.*

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 Condition of Approval were deemed necessary: 2, 6, 7, 8, 9, 11, and 12.

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

2. **15 Roosevelt Road/ Application WPL #10626-18;** Application of William Achilles AIA, on behalf of the owner, 15 Roosevelt LLC, for the construction of a new 2 story single family residence with attached garage and related site appurtenances within the WPLO. The proposed activity is within the WPL area for the Gray's Creek.

This project was presented by William Achilles, AIA, on behalf of the owners, 15 Roosevelt LLC.

There were questions from the Board regarding the location of the propane tank, whether the tank will be anchored, the difference in runoff between the existing and proposed conditions, whether deep test pits have been performed, whether there is a decrease in coverage, the patio materials, whether the ductwork in the crawlspace will be below the base flood elevation, and whether the depicted dwelling is a final proposed design or subject to change.

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 Condition of Approval were deemed necessary: 2, 6, 7, 8, 9, 11, and 12.

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

3. **Hiawatha Lane Lot A05/4, A05/5, and #28, #36, #38, #39, #41, #42, #43, #44, #45, and #47/ Application WPL #10619-18;** Application of Summit Saugatuck LLC, on behalf of the owners, Saugatuck Summit LLC, David H. Ogilvy, Frank P. Bottone, Hannerlore Walsh, Estate of Crystal Christensen, and Anne M. Mantia, for the construction of a new multifamily development and related site appurtenances within the WPLO. The proposed activity is within the WPL area for the Indian River.

This project was presented by David Ginter, PE, of Redniss & Mead, Inc., and Andrew Tung of Divney Tung Schwalbe, on behalf of the owner, Summit Saugatuck LLC.

There were questions from the Board regarding when construction will start, whether there are any impacts to species, the extent of disturbance, regarding the sanitary sewer pump station's back-up generator, whether the existing public sanitary sewer line is sized for the increase in flow, whether funding has been committed to upgrading pump station #2, whether existing residents can connect to the sewer line, the difference in elevation between the pump station and the upstream manhole connection to the gravity sanitary sewer system, whether there is a limit on the number of residences which can connect to the proposed sanitary sewer line, emergency repair notifications, whether there are backup

pumps, whether the sanitary sewer line in Davenport can handle the increase in flow, the pipe material of the existing sanitary sewer line, whether there are impacts to the wetlands, and, and whether additional pumps are required to move the flow beyond the ones proposed in the pump station.

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.

Carolanne Curry of 29 Hiawatha Lane spoke. Ms. Curry expressed concern regarding the possible appeal, and historic flooding.

Chris Gazzelli of 37 Hiawatha Lane spoke. Mr. Gazzelli expressed concern regarding the proposed development's impact to the existing flooding conditions.

Louis Mall, RTM Member District 2, and resident of 30 Ludlow Road spoke. Mr. Mall expressed concern regarding the possible appeal.

Pasquale Torracco, of 82 Riverside Avenue spoke. Mr. Torracco expressed concerns regarding the scope of development.

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, 8, 9, and 11.

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

The meeting was adjourned at 9:10 pm.

Respectfully submitted,

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

PHK/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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