



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 5, 2018.

Present for the Board: Preston H. Koster (Acting Chair)
John M. Toi
Edward C. Picard

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

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

1. **14 Allen Raymond Lane/ Application WPL #10660-18;** Application of LandTech, on behalf of the owners Young Mens Christian Association & Westport/Weston Conn Inc., for the demolition of a house and shed, replacement of the amphitheater, replacement of a section of boardwalk and construction of a waterfront overlook platform with canoe storage within the WPLO. The proposed activity is within the WPL area for Poplar Plains Brook and the Saugatuck River.

This project was presented by Rob Pryor, PE, LS, and Patricia Riemersma, CEO Westport Weston Family YMCA, on behalf of the owners Young Mens Christian Association & Westport/Weston Conn. Inc..

There were questions from the Board regarding the existing boardwalk, how construction equipment will get to the lower portion of the property, whether the boardwalk size will increase, water level during Storm Sandy in relation to this property, timeframe for the project, potential start date, the use for the new building, number of campers, and whether plantings are relevant to 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. Mr. Matharu did mention that the existing boardwalk is in the floodway.

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: 1, 2, 3, 6, 9, 10, and 11.

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

2. **15 Old Mill Road/ Application WPL #10649-18;** Application of Barr Associates LLC and Peter Cadoux Architects, on behalf of the owner, Deer Lake LLC, for the construction of a new main residence and driveway modification and associated site appurtenances within the WPLO. The proposed activity is within the WPL area for the Sherwood Mill Pond.

This project was presented by Mel Barr of Barr Associates, LLC, on behalf of the owners, Deer Lake LLC.

There were questions from the Board regarding how to manage construction in a tight space, whether there will be room for a car to drive on the side of the house, when the lift was started, the elevation of the cottage and residence, and whether the lot will be regraded

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 with the following condition:

1. *Architectural plans depicting adequate flood venting for the trash room and storage areas shall be required prior to 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: 1, 2, 3, 6, 7, 9, 10 and 11.

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

3. **52 Harbor Road/ Application WPL #10664-18;** Application of Barr Associates, LLC, on behalf of the owner, Joshua Frank for the construction of a new single family residence, spa, patio and driveway and associated site appurtenances 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 owners, Joshua Frank.

There were questions from the Board regarding whether the house is being moved as well as lifted, whether there is a deck, how construction will be handled, how much it is being raised, and whether there are any Planning & Zoning issues changing the location of 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 with the following condition:

1. *Architectural plans depicting adequate flood venting for the storage area shall be required prior to obtaining a Planning & Zoning Permit.*

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, and 11.

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

4. **25 Oak Ridge Park/ Application WPL #10650-18;** Application of Barr Associates, LLC, on behalf of the owner, Debra Kowalsky to maintain the existing dock, pool, pool patio and storage garage; remove the existing shed and deck; and construct a new single family residence with driveway, pool equipment pad and associated site appurtenances, and 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, Debra Kowalsky.

There were questions from the Board regarding whether the new residence will be raised, whether Oak Ridge Park is on sewer, whether the Conservation Department still has jurisdiction over this property since it is on a private road.

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 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, 7, 9 and 11.

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

The meeting was adjourned at 8:37 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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