



# 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 March 06, 2019.

Present for the Board: Frank Donaldson (Acting Chair)  
Aimee Monroy Smith  
Edward C. Picard

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

---

Preston H. Koster opened the meeting at 7:41 pm.

1. **129 Harbor Road / Application WPL 10767-19;** Application of Mark LaClair to convert existing covered porch into enclosed entry with stairs to upper floors. The site lies within the Water Protection Line (WPL) of the Saugatuck River.

This project was presented by the home owner Mark LaClair.

There were questions from the Board regarding, time frame of the construction, the construction sequence, how will the excavation work be done, whether the material will be stockpiled or trucked off site, and whether it is to be expanded beyond the existing footprint.

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 aforementioned following Standard Conditions of Approval were deemed necessary: 1, 7, and 9.

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

2. **131 Beachside Avenue / Application WPL 10765-19; Application** of Roger Ferris + Partners, on behalf of the owner, Andrew Bentley to raze the existing house, indoor pool, driveway, walks terraces & decks, and construct a new home and related site appurtenances. The site lies within the Water Protection Line (WPL) of Sasco Brook.

This project was presented by Robert Marx, AIA, of Roger Ferris + Partners, on behalf of the owner, Andrew Bentley.

There were questions from the Board regarding, the required first floor elevations, regrading the property, which areas are within the flood zone, whether the stockpile area will be surrounded by a silt fence, whether the easement area will be reestablished with plants, the elevations in the stockpile area, enclosed spaces below the base flood elevation, whether any decks are proposed on the plan, the proposed stormwater drainage, and the depth of the town right-of-way.

Per the Chair's request, Amrik S. Matharu summarized the Engineering Department's review of the project. Mr. Matharu stated the project substantially complies with the Town of Westport requirements, however he recommended the following special conditions:

1. *The wall within the VE Zone and the town right-of-way shall be removed per FEMA requirements.*
2. *The internal enclosed spaces, rooms 2, 3, and 6, shall be appropriately flood vented 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 aforementioned special conditions and following Standard Conditions of Approval were deemed necessary: 1, 2, 3, 5, 6, 7, 8, 9, 10, and 11.

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

3. **17 Owenoke Park / Application WPL 10766-19; Application** of Achilles Architects, on behalf of the owner, 1720 Owenoke Park, LLC to construct a new FEMA compliant residence with driveways, pool, walls & patios and proposed new drainage system. The site lies within the Water Protection Line (WPL) of the Saugatuck River.

This project was presented by William A. Achilles, AIA, on behalf of the home owner 1720 Owenoke Park, LLC.

There were questions from the Board regarding the site grading, the stormwater drainage system facilities, the decks and patios, the pool, whether work was being done to the seawall, and the flood venting.

Per the Chair's request, Amrik S. Matharu summarized the Engineering Department's review of the project. Mr. Matharu stated the project substantially complies with the Town of Westport requirements, however he recommended the following special conditions:

1. *An updated lower level plan depicting the location and quantity of flood vents per FEMA requirements 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 aforementioned special condition and following Standard Conditions of Approval were deemed necessary: 1, 2, 3, 6, 7, 8, 9, 10, and 11.

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

4. **20 & 26 Morningside Drive South / Application IWW, WPL/E #10699-18;** Application of Morningside Drive Homes LLC, on behalf of the owners, Greens Farms Developers LLC & Morningside Drive Homes, LLC to develop 19 Townhouse-style condominiums. This application is a referral by the Conservation Department pursuant to the Inland Wetland and Watercourses Regulations, Section 6.5 entitled, "Discharge and Runoff".

This project was presented by Attorney David S. Hoopes, of Hoopes, Morganthaler, Raush, & Scaramozza, LLC, and Lou DiMarzo, PE, of DiMarzo & Bereczky, Inc., and Annette Perry, on behalf of the owners, Greens Farms Developers LLC & Morningside Drive Homes, LLC.

There were questions from the Board regarding, the proposed site grading, the relocation of the community center, and whether the project is a detriment to adjoining or downstream properties.

There were questions from Amrik Matharu, Engineer II, regarding the relocation of the community center, whether a basement would be constructed underneath the relocated community center, construction phasing, and sediment traps.

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

Karen Kramer of 10 Wakeman Road spoke. Mrs. Kramer expressed concern regarding scope of the proposed impervious surfaces, and maintenance of the stormwater facilities.

Catherine Carr of 87 Hillandale Lane spoke. Mrs. Carr expressed concern regarding the loss of a historic structure, proximity to the elementary school, flooding and specific impact to her property, clearing of land, the undersized culvert at Hillandale Road, and runoff during construction activities.

Mark Melhuish of 10 Center Street spoke. Mr. Melhuish expressed concern regarding the impact to his specific property, flooding conditions, and stormwater runoff.

Nathaniel Martin of 135 Hillandale Road spoke. Mr. Martin expressed concern regarding water quality of Muddy Brook.

Charles Bralver of 52 Morningside Drive South spoke. Mr. Bralver expressed concern regarding previous development in proximity to his specific property, and the historic performance of stormwater facilities.

Alexander Chingas of 7 Iris Lane spoke. Mr. Chingas expressed concern regarding tree clearing.

Robert Kruger of 85 Hillandale Road spoke. Mr. Kruger expressed concern regarding the town's previous attempt to improve Muddy Brook, the increase in runoff volume, the impact of impervious surfaces on stormwater runoff, regarding the stormwater runoff analysis, and tree clearing.

Aurea De Souza of 5 Iris Lane spoke. Mr. De Souza expressed concern regarding the increased runoff onto her property beginning in July, tree clearing, potential impact to her specific property, and potential impacts to Muddy Brook.

Elizabeth Higgins of 3A Iris Lane spoke. Mrs. Higgins expressed concern regarding the impact to wildlife, tree clearing, potential downstream impacts; she read an email from Roger Gibson, of Gibson Environmental Services, submitted a review of the project prepared by Stephen Benben, PE, of Triton Engineering.

Attorney David S. Hoopes, Lou DiMarzo, PE, and Annette Perry, responded to some of the public commentary.

The board continued to ask questions of the applicants regarding the applicant's opinion on whether the 25-year storm is an adequate standard for development,

Per the Chair's request, Amrik S. Matharu summarized the Engineering Department's review of the project, stating that the third-party consultant review has not yet been received, and would recommend continuing the application.

The hearing was closed, and the Board went into Work Session. It was agreed that the project be continued until the next regularly scheduled meeting.

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

The meeting was adjourned at 10:35 pm.

Respectfully submitted,

Frank Donaldson, Acting Chair  
Flood & Erosion Control Board

FD/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

G:\Engineering\TOWN\FECB\Minutes\fecb-minutes-20190306.doc