



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 3, 2019

Present for the Board:

William S. Mazo (Acting Chair)
John M. Toi
Phillip Schemel

Present for Department of Public Works: Keith S. Wilberg, PE, LS

William Mazo, Acting Chair, opened the meeting at 7:30 pm.

1. **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."*

Per a request by the Applicant's Attorney, this application requested to have this matter continued to the May 1, 2019, F&ECB meeting.

2. **1480 Post Road East / Application IWW 10757-19; P&Z Applications: 19-004, 19-003;** *Application of 1480 PRE Associates, LLC, on behalf of the owner, Alan Thoele, for a 32-unit residential development as referred from the Town of Westport Conservation Department under Inland Wetlands and Watercourses Regulations, Section 6.5, as well as Planning & Zoning.*

The project was presented by Peter T. Romano of LANDTECH, Inc., on behalf of the applicant, 1480 PRE Associates, LLC, and the owner, Alan Thoele.

There were questions from the Board regarding the percentage of impervious area; the location of the off-site wetland; if the overflow for the drainage system drains into rear yards along Cottage Lane; the extent of the nearby wetland area; the size of the detention system; does the site currently flood; the nature of the on-site soils; the drainage pattern and path off

the site into New Creek; are these the finalized plans or concept plans only; is there a parking garage for the dwelling; and are there basements proposed.

Per the Chair's request, Keith Wilberg summarized the Engineering Department's review of the project, stating that the proposed activity substantially complies with Town of Westport requirements. He stated that minor revisions would be required by the project engineer, but revised plans could be submitted post-approval. He stated that there were no issues regarding drainage, flooding, sedimentation or erosion, FEMA, or water quality. He further stated that the project as proposed did not include basements for the dwellings, thus no sump pump systems would be required. In short, he would recommend approval.

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

The owner, Alan Thoele, spoke, stating that he agreed with the Town Engineer's review and assessment. He further stated that runoff currently tends to sheet flow to the southwest, and that the proposed development should by design result in a decrease in runoff.

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, 8, 9, and 11. (Refer to the appended sheet).

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

3. **259 Saugatuck Avenue & 1 Charmers Landing / Application WPL 10775-19;** *Application of Pete Romano - LANDTECH, on behalf of the owner, Charmers Landing Property, LLC and 259 Saugatuck Avenue, LLC, to construct a new dock between the two properties. The site lies within the Water Protection Line (WPL) of the Saugatuck River.*

The project was presented by Peter T. Romano of LANDTECH, Inc., on behalf of the applicant, Charmers Landing Property, LLC, and 259 Saugatuck Avenue, LLC.

There were questions from the Board regarding whether the landward construction will affect the on-site drainage; the nature of the construction activity; the duration of the project; if a barge will be used in construction; the nature of the property ownership of the dock, and who is responsible for the costs of maintenance.

Per the Chair's request, Keith Wilberg summarized the Engineering Department's review of the project, stating that the proposed activity substantially complies with Town of Westport requirements. The Applicant has secured CT DEEP approval for this activity. 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 was deemed necessary: 11. (Refer to the appended sheet).

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

Once the Agenda items were completed, there was one item to be discussed in Work Session.

4. **54 Wilton Road / Application WPL #10783-19;** *Application of William J. Fitzpatrick, on behalf of the owners, STC Green, LLC for the construction of a three-story residential structure and related site improvements.*

This project has been presented and approved at the July and September 2017 F&ECB meetings (WPL 10438-17, 07/05/2017 & 09/06/2017), with no Special Conditions of Approval.

The proposed changes to the approved plan and application were presented by Keith Wilberg, Town Engineer. The project engineer, David T. Gagnon, PE, of Langan, was also present and provided supplemental answers to questions from the Board.

There were questions from the Board regarding the footprint of the original approved structure in relation to the newly proposed building; was there still a plan to build a bridge across the Saugatuck River to downtown; what a typical unit costs; are they rental units or condominiums; the size of the dwelling units; how do these units compare to the Bedford Square units; and how much of the site construction is completed.

DECISION: Proposed changes to WPL #10438-17 Approved, 3(Y)-0(N).

The meeting was adjourned at 8:10 pm.

Respectfully submitted,

William S. Mazo, Acting Chair
Flood & Erosion Control Board

TBH/ksw

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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