



# 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 June 5, 2019

Present for the Board:

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

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

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Preston H. Koster, Acting Chair, opened the meeting at 7:35 pm.

1. **1480 Post Road East / Application IWW 10808-19; P&Z Application: 29-028;** *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.*

This project was presented by Peter Romano of LANDTECH, on behalf of the owner, Alan Thoele.

There were questions from the Board regarding the number of units; the reduction in runoff; whether there is contamination on site; clarification on the impervious area reductions; whether the site has been remediated; the existing drainage characteristics, whether there is pushback from the neighbors; regarding the steep slopes; regarding potential drainage impacts to the Post Road; and regarding the soil characteristics.

During Mr. Romano's responses, he described his applicant's intent to remediate the site with respect to the contaminated soils.

Per the Chair's request, Amrik Matharu summarized the Engineering Department's review of the project, stating that the proposed activity more than complies with Town of Westport requirements. In short, he would recommend approval. Mr. Matharu also pointed out other items, not specific to F&ECB, which may require revisions other commission hearings:

1. *The applicant is proposing to create steep slopes in excess of the allowable 1:5 (V:H). A variance maybe required or the plans shall be revised.*
2. *The applicant is proposing to within 5' of the property line. A variance may be required or the plans shall be revised.*
3. *The applicant will need to depict concrete sidewalks and a concrete entrance ramp per Town of Westport DPW standards.*
4. *Approval from the Westport WPCA will also be required, as will CT DOT approval.*

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

Peter Gold of 92 Regents Park spoke. Mr. Gold expressed concern regarding not being notified with the project, and asked that the applicant be aware of Regents Park location to the project.

Thomas Bloch of 83 Regents Park spoke. Mr. Lock described the characteristics of Regents Park, and expressed concern regarding the 25-year storm standard.

Laura Riguzzi of 14 Cottage Lane spoke. She expressed concern over drainage conditions in the area, but support for the project.

John Toi, of the board, asked Mrs. Riguzzi whether the flooding she experienced during the end of September storms was unique in the area.

Mary Young, Director of Planning & Zoning, spoke. Mrs. Young pointed out that Mr. Romano described their intent to remediate the site of contamination, and that his response be a part of the record.

The hearing was closed, and the Board went into Work Session. William Mazo of the board asked Mr. Romano to clarify his position on contamination

Mr. Romano, in summary, stated that his desire is to remediate the site, but at this time he is not in a position to make that unilateral decision on behalf of the applicant.

It was agreed that the above referenced Special Condition and the following Standard Conditions of Approval were deemed necessary: 1, 2, 3, 4, 8, 9, 10, 11, and 12. (Refer to the appended sheet).

DECISION: Proposed Project Approved, 4(Y)-0(N), with the above referenced Standard Conditions of Approval.

2. **135 Harbor Road / Application WPL 10826-19;** *Application of Joseph Dejesus, on behalf of the owner, RVR Realty LLC, for a new single family residence, driveway, and related site appurtenances. The site lies within the Water Protection Line (WPL) of Gray's Creek.*

The project was presented by Daniel Conlon, Wayne D'Avanzo, PE, and Joseph DeJesus, on behalf of the owner, RVR Realty LLC.

There were questions from the Board regarding decks; the lower level; the existing sanitary sewer laterals; and the seawall.

Per the Chair's request, Amrik Matharu summarized the Engineering Department's review of the project, stating that the proposed drainage system does not comply with Town of

Westport requirements, that it is not clear whether the pool and patio work will impact the existing seawall, and that it is not clear whether CT DEEP's jurisdiction over coastal erosion control structures extends to this project. Though outside the scope of the F&ECB, Mr. Matharu also mentioned the driveway grade as depicted on the plans will require a Board of Selectman Waiver, which the applicant has requested. He would recommend continuing the project until these items are revised and clarified:

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 project be continued until the next regularly scheduled meeting.

DECISION: Proposed Project Continued, 4(Y)-0(N).

The meeting was adjourned at 8:42 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