



## WESTPORT, CONNECTICUT

### FLOOD & EROSION CONTROL BOARD

TOWN HALL, 110 MYRTLE AVENUE  
WESTPORT, CONNECTICUT 06880  
(203) 341-1120

RECEIVED FOR RECORD  
WESTPORT LAND RECORDS

2020 JAN 15 P 2: 46

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

*Patricia H. Attraction*  
TOWN CLERK

## LEGAL NOTICE OF DECISION

Notice is hereby given that at a meeting held on January 8, 2020, the Westport Flood & Erosion Control Board took the following actions:

### I. PUBLIC HEARING

1. **6 Quentin Road / WPL 10938-19; APPROVED.** Application of R.I. Pools, on behalf of the owners Peter and Amanda Low, to construct a pool, patio, and associated pool equipment. The site lies within the Waterway Protection Line (WPL) of Gray's Creek.
2. **Main Street Sidewalks / Application IWW, WPL 10942-19; APPROVED.** Application of Town Engineer, Keith Wilberg, PE, LS, on behalf of, the Town of Westport, to construct a 5' wide concrete sidewalk along the north side of Compo Road North from Main Street to Cross Highway. The site lies within the Waterway Protection Line (WPL) of Willow Brook.
3. **King's Highway North Bridge / Application WPL 10943-19; APPROVED.** Application of Town Engineer, Keith Wilberg, PE, LS, on behalf of, the Town of Westport, to remove the existing bridge and replace it with a new bridge in approximate place and kind. The site lies within the Waterway Protection Line (WPL) of Lee's Canal Raceway (Willow Brook).
4. **41 Richmondville Avenue / Application WPL 10944-19; CONTINUED.** Application of Kousidis Engineering, LLC, on behalf of the owner, 41 Richmondville LLC, for the conversion of the main historic structure into a condominium complex, as well as the construction of detached garages, a pool, and reconstructed parking lot. The site lies within the Waterway Protection Line (WPL) of the Saugatuck River.
5. **18 Roosevelt Road/Application WPL 10945-19; WITHDRAWN.** Application of Kousidis Engineering, LLC, on behalf of the owner, Russell and Katharine Pfeffer, to construct a building addition and new patio. The site lies within the Waterway Protection Line (WPL) of Gray's Creek.

Applications, plans, and decisions may be examined in the Public Works Office, Room 210, Town Hall, 110 Myrtle Avenue, Monday through Friday, 8:30 am to 4:30 pm.

William S. Mazo, Chairman  
Flood & Erosion Control Board

[PAPER NOT TO PUBLISH BELOW HERE]

TO BE PUBLISHED IN THE 01/24/2020 EDITION OF THE WESTPORT NEWS.



# 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 January 8, 2020

Present for the Board: William S. Mazo (Chairman)  
John M. Toi  
Phillip Schemel  
Preston H. Koster

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

---

William S. Mazo, Acting Chair, opened the meeting at 7:31 pm.

1. **6 Quentin Road / WPL 10938-19;** *Application of R.I. Pools, on behalf of the owners Peter and Amanda Low, to construct a pool, patio, and associated pool equipment. The site lies within the Waterway Protection Line (WPL) of Gray's Creek.*

This project was presented by Franco Iannone of R.I. Pools, on behalf of the owners Peter and Amanda Low.

There were questions from the Board regarding whether the garage roof needs to be reinforced for the additional loading of pool equipment; whether the patio will be set in stone dust; and whether the parcel is within a flood zone.

Per the Chair's request, Amrik Matharu summarized the Engineering Department's review of the project, stating that the proposed activity complies with Town of Westport requirements. In short, he would recommend approval.

The Chair asked if there were any comments or questions from the Public. There were none.

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

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

2. **Main Street Sidewalks / Application IWW,WPL 10942-19;** *Application of Town Engineer, Keith Wilberg, PE, LS, on behalf of, the Town of Westport, to construct a 5' wide concrete sidewalk along the north side of Compo Road North from Main Street to Cross Highway. The site lies within the Waterway Protection Line (WPL) of Willow Brook.*

The project was presented by Town Engineer Keith Wilberg, PE, LS, on behalf of, the Town of Westport.

There were questions from the Board regarding the project duration; whether the curbs will be concrete or asphalt; whether any stone walls are proposed who is responsible for the project; and whether the sidewalk will be made of salt tolerant materials.

Per the Chair's request, Amrik Matharu summarized the Engineering Department's review of the project, stating that the proposed activity complies with Town of Westport requirements. In short, he would recommend approval.

Mr. Matharu also pointed out that a variance, or waiver that Mr. Wilberg described, is required for the slopes depicted on the plans.

The Chair asked if there were any comments or questions from the Public. There were none.

It was agreed that the aforementioned Special Condition and following Standard Conditions of Approval were deemed necessary: 1 and 2. (Refer to the appended sheet).

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

3. **King's Highway North Bridge / Application WPL 10943-19;** *Application of Town Engineer, Keith Wilberg, PE, LS, on behalf of, the Town of Westport, to remove the existing bridge and replace it with a new bridge in approximate place and kind. The site lies within the Waterway Protection Line (WPL) of Lee's Canal Raceway (Willow Brook).*

The project was presented by Town Engineer Keith Wilberg, PE, LS, on behalf of, the Town of Westport.

There were questions from the Board regarding the height of the wall above the sidewalk; whether loading calculations have been done for the bridge; whether the temporary cofferdams are sized for a large storm event; whether anything is required to protect residents from flooding events during construction; whether the flooding risks are increased during construction; the runoff generated by the bridge widening; the suggested detour during construction; and how fast flood waters rose during the September 2018 storm; project oversight;

Per the Chair's request, Amrik Matharu summarized the Engineering Department's review of the project, stating that the proposed activity complies with Town of Westport requirements.

Mr. Matharu also pointed out that a variance, or waiver that Mr. Wilberg described in the previous presentation, may be required for the slopes depicted on the plans.

Mr. Wilberg also mentioned the work restrictions defined in the Certificate of Permission 201905135-COP.

However, he would recommend approval along with the following Special Conditions:

1. *Appropriate approval for the water main replacement shall be obtained prior to commencing construction activities per the State of Connecticut Certificate of Permission 201905135-COP.*
2. *Calculations substantiating the water quality volume sizing for the bio-retention area shall be provided prior to commencing construction activities.*

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

Dr. Mark Storch of 156 King's Highway North spoke. Dr. Storch expressed concerns regarding whether the bridge will worsen flooding in the area; whether anything could be done to reduce flooding in the area; the location of the rain garden; and project duration.

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

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

4. **41 Richmondville Avenue / Application WPL 10944-19;** *Application of Kousidis Engineering, LLC, on behalf of the owner, 41 Richmondville LLC, for the conversion of the main historic structure into a condominium complex, as well as the construction of detached garages, a pool, and reconstructed parking lot. The site lies within the Waterway Protection Line (WPL) of the Saugatuck River.*

The project was presented by Jim Kousidis, PE, on behalf of the owner, 41 Richmondville LLC.

There were questions from the Board regarding whether certain Historic District restrictions would impact the proposed stormwater system; whether the historic designation effects the entire site or only the structure; whether the parcel is listed on the state registry or the town registry; collection of runoff from the existing structure; current hydrologic behavior during a storm event; and whether non-historic additions will be removed.

Per the Chair's request, Amrik Matharu, stated that the revised plans presented by the applicant have not been yet been reviewed. Therefore, he would recommend continuing the project to the next regularly scheduled meeting.

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

Jay Ludy of 45 Oak Street spoke. Mr. Ludy had questions about the approval and construction process. Mr. Ludy also expressed concerns regarding potential drainage issues upstream of the subject parcel.

It was agreed that the project be continued to the next regularly scheduled meeting.

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

The meeting was adjourned at 9:04 pm.

Respectfully submitted,

Handwritten signature in blue ink, appearing to read "W.S. Mazo".

William S. Mazo, Chairman  
Flood & Erosion Control Board

WSM/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

**STANDARD CONDITIONS OF APPROVAL:**

1. Applicant shall provide adequate sedimentation and erosion control devices for the proposed activity from the time that construction begins until such time that established ground cover has grown in. More specifically, the toe of filled slopes shall be protected by silt fencing and hay bales or other approved measures, and the face of all exposed slopes shall be protected with hay matting or other approved measures until such time that the slopes have stabilized. Tree protection and/or dewatering measures for the site shall be employed as specified on the approved plans OR as needed by specific field conditions.
2. Proposed site grading, as well as development in general, shall not alter drainage patterns to the detriment of adjoining or downstream properties.
3. All drainage facilities shall be designed to comply with the Town of Westport Engineering Department Storm Water Drainage Design Standards as amended to date (current revision date, 11/01/2015).
4. Applicants shall excavate test pits and conduct percolation tests at the proposed location of any storm water leaching facilities such as drywells, galleries, and stone pits. The test pits shall be witnessed and approved by the Engineering Department prior to installation of the proposed detention system.
5. The area under the proposed deck shall be excavated to a minimum depth of 6" and filled with ¾" crushed stone, or use an alternative drainage methodology as approved by the Town Engineer.
6. All construction shall conform to the requirements of the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP), as outlined in publication ASCE/SEI 24-14, "Flood Resistant Design and Construction," as amended to date.
7. All enclosed spaces below the Base Flood Elevation shall be constructed in conformance with FEMA Technical Bulletin 1-08, "Openings in Foundation Walls and Walls of Enclosures."
8. All final plans, details, and calculations shall be reviewed and approved by the Town Engineer.
9. All proposed work within the regulated area shall be subject to final approval by both the Town Engineer and the Conservation Director.
10. All plantings within the regulated area shall be as approved by the Westport Conservation Commission. No significant fill shall be placed within the WPLO setback other than that incidental to the plantings.
11. If the scope of this project increases or changes in any significant way, all additional or modified proposed work shall be approved by the Flood & Erosion Control Board and the Conservation Commission **prior to its commencement**, not after its completion.
12. It shall be the responsibility of the applicant to obtain and secure any additional necessary assent, permit, or license as required by law or regulation, including but not strictly limited to other Town of Westport, State of Connecticut, or United States Federal agencies.