



# 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 February 5, 2020

Present for the Board: William S. Mazo (Chairman)  
Phillip Schemel  
Aimee Monroy Smith

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

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

1. **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.*

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

There were questions from the Board regarding where the existing downspouts will be routed, and why the historic district's jurisdiction came up in the last meeting;

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 with the following Special Conditions:

1. *Finalized architectural plans depicting the locations of flood vents for the proposed garages shall be provided as part of obtaining a Planning & Zoning Permit.*
2. *An easement map (mylar) depicting the field-verified location of the sanitary sewer main from Mill Bank Road, and corresponding easement language shall be required to be filed on the Town of Westport Land Records as part of obtaining a Zoning Certificate of Compliance.*

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

Robert Israely of 6 Mill Bank Road spoke. Mr. Israely asked for clarification on the sanitary sewer easement impacts to the project, and expressed concern regarding stormwater runoff towards Mill Bank Road.

Mr. Kousidis offered further clarification on the sanitary sewer easement.

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

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

2. **18 Roosevelt Road/Application WPL 10945-19; 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.**

The project was presented by Jim Kousidis, PE, on behalf of on behalf of the owner, Russell and Katharine Pfeffer.

There were questions from the Board regarding whether more impervious area is proposed, and whether runoff will be reduced in a 25-year storm.

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 did state that the existing driveway is nonconforming, and further improvements to the property will require the driveway be brought into compliance. However, 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 Standard Conditions of Approval were deemed necessary: 1, 2, 3, 4, 7, 8, 9, 11, and 12. (Refer to the appended sheet).

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

The meeting was adjourned at 7:57 pm.

Respectfully submitted,

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

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