



# 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 4, 2020

Present for the Board: Preston H. Koster (Acting Chairman)  
Edward C. Picard  
Aimee Monroy Smith

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

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Preston H. Koster, Chair, opened the meeting at 7:33 pm.

1. **101 Harbor Road / Application WPL 10950-20; Application of Alan R. Spirer, on behalf of the owner, 101 Harbor Road, LLC, for the extension and modification of an existing dock. The site lies within the Waterway Protection Line (WPL) of the Saugatuck River.**

The project was presented by Alan R. Spirer, on behalf of the owners 101 Harbor Road, LLC.

There were questions from the Board regarding whether the existing dock was floating; the number of piles to be driven; whether the existing piles are to be removed; whether the construction will take place from the water side; the depth to grade at the edge of the dock; whether dredging is proposed; and whether the piles will be constructed with special fixtures to prevent ice damage; whether an existing seawall work is proposed; distance of the dock to the channel; whether FEMA requirements apply to docks; and the height of the piers above the dock.

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 following Standard Conditions of Approval were deemed necessary: 1, 8, 9, and 12. (Refer to the appended sheet).

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

2. **8 Murvon Court / Application WPL 10955-20;** *Application of William Achilles, AIA, on behalf of the owner, Murvon Court LLC, to construct a new FEMA compliant single family dwelling with attached 1 car garage, crawlspace, patio, and related site appurtenances.*

The project was presented by William Achilles, AIA, on behalf of on behalf of the owner, Murvon Court LLC.

There were questions from the Board regarding the flood storage behavior of the garage; whether the garage doors needed to be special designed for the flood zone; whether the foundation contains flood vents; whether there are specific requirements for propane tanks in flood zones; whether decks are proposed; and stockpile management for the site.

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 one of the flood vents is slightly higher than 2' above the interior floor per FEMA Technical Bulletin #1. Mr. Achilles responded and stated that the flood vent will be relocated on future plans. However, Mr. Matharu would recommend approval with the following Special Condition:

1. *The flood vent located near the front entrance may need to be relocated since it may be greater than 2' from the crawlspace floor, not permissible by FEMA Technical Bulletin #1. This shall be relocated as part of obtaining a Planning & Zoning Permit.*

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

It was agreed that the aforementioned Special Condition of Approval and following Standard Conditions of Approval were deemed necessary: 1, 2, 3, 6, 7, 8, and 9. (Refer to the appended sheet).

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

3. **12 Hedley Farms Road / Application WPL 10956-20;** *Application of William Achilles, AIA, on behalf of the owners, Christine Gould & Alexander Christon, to construct additional driveway areas, patios, retaining walls, pond stepping stones, and other site appurtenances. The site lies within the Waterway Protection Line (WPL) of a pond tributary to Sasco Creek.*

The project was presented by William Achilles, AIA, on behalf of on behalf of the owner, Christine Gould & Alexander Christon.

As part of the project description, Mr. Achilles stated that the "proposed stepping stones" depicted on the plans are withdrawn from this application.

There were questions from the Board regarding whether the septic system is far enough away from the proposed activity; the construction of the proposed walls; whether a landscape design plan has been created for this application; whether the barbecue is fueled by natural gas or propane; whether the activity would impact the Audubon Society parcels; and whether FEMA regulations apply to the subject application.

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 due to the lack of information regarding the construction, material, and hydrologic impact of the stepping stones on the pond, he would agree that they should

not be approved as part of this application. In short, he would recommend the following Special Condition:

1. *The application be approved without the proposed stepping stones 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 of Approval and following Standard Conditions of Approval were deemed necessary: 1, 2, 3, 5, 8, 9, 11, and 12. (Refer to the appended sheet).

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

4. **26 Highland Road / Application WPL 10960-20;** *Application of Curt Lowenstein, PE, of LANDTECH, on behalf of the owners, Perkins Real Estate LLC, to construct a new single family dwelling, deck, pool, and related site appurtenances. The site lies within the Waterway Protection Line (WPL) of an inland wetland.*

The project was presented by Curt Lowenstein, PE, on behalf of on behalf of the owner, Perkins Real Estate LLC.

There were questions from the Board regarding the size of the wetland area; regarding the septic system pump chamber; whether the oak trees within the Town Right-of-way are to be removed; and whether sump pumps are proposed;

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 Standard Conditions of Approval were deemed necessary: 1, 2, 3, 5, 8, 9, and 10.

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

The meeting was adjourned at 8:38 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

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