



WESTPORT, CONNECTICUT

FLOOD AND EROSION CONTROL BOARD

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

MINUTES

Flood & Erosion Control Board Meeting of February 1, 2012

Present for the Board: Thomas Hood
Edward Picard
Pat Razzano

Present for the Department of Public Works: Jim Kousidis, P.E.

I. PUBLIC HEARING

1. **105 Harbor Road/Application WPL #9016-12;** Application of Roberge Associates Coastal Engineers for the installation of a new gangway and floating dock attached to the existing pier. Work is within the 100 year floodline of the Saugatuck River.

There was no one in attendance to present this application to the Board so the Board Chairman stated that the Board would proceed to hear the next application on the agenda.

CONTINUED

2. **9 Roosevelt Road/Application WPL #9017-12;** Application of Patricia M. Miller for the demolition of an existing single family residence and detached garage and the construction of a new single family residence with attached garage and associated site improvements. Work is within the 100 year floodline of Gray's Creek (Saugatuck River).

Architect Pat Miller introduced herself and stated that Linda Feld, the property owner, was also in attendance. Miss Miller stated that this property was located in an AE Floodzone with a 100 year flood elevation of 10.

The Applicant is proposing to demolish the existing structure and construct a new single family residence. The proposed first floor will be at elevation 12 while the garage and crawl space will at elevation 9 which is basically at grade.

In response to a request from the Engineering Department, Miss Miller stated that the locations of the proposed flood vents were changed slightly and additional venting was incorporated in the garage. A revised foundation plan depicting the modifications was submitted to the Board.

A modified site plan was submitted to Engineering earlier in the week which depicted modifications made to this proposal.

While referring to a plan, Miss Miller pointed out and briefly described the modifications. Details of the patio construction and driveway permeable pavers were added. Another modification depicts the new exterior location of the oil (or propane) tank which was necessitated by space constrictions.

The main modification to the plan was the addition of 2 rain gardens which were now being incorporated as a result of a request from the Conservation Department. One is proposed for the rear of the property and one for the front. Both are designed with overflows to the subsurface drainage systems. Calculations supporting the design and sizing of the rain gardens have been submitted to Engineering.

Mr. Kousidis stated that this is a typical knock down-rebuild although it happens to be in a floodzone. Mr. Kousidis stated that while the site plan has been modified with the addition of the 2 rain gardens, the drainage calculations for the subsurface drainage systems remain unchanged. The rain gardens are for water quality purposes for runoff from the roof and driveway before that runoff reaches the subsurface system. Mr. Kousidis stated that silt fencing should be installed around the perimeter of the property as is shown on the plan. There is no regarding as this lot is fairly flat.

In response to a Board inquiry, Mr. Kousidis stated that the rain gardens will provide enough volume for the first inch of runoff with overflows to the subsurface drainage system that will accommodate a 25 year storm.

The Board Chairman asked if there was any public comment, and hearing none, the Board went into work session.

DECISION

The Westport Flood & Erosion Control Board resolves to APPROVE Application WPL #9017-12 subject to the following conditions:

1. Proposed site grading, as well as development in general, shall not alter drainage patterns to the detriment of adjoining or downstream properties.
2. All construction shall be in conformance with the requirements of the Federal Emergency Management Agency and the National Flood Insurance Program. All enclosed spaces below the Base Flood Elevation shall be constructed in strict conformance with FEMA technical bulletin number 1-93, "Openings in foundation walls", and shall be inspected by the Westport Building Official for proper compliance. Openings shall also be provided for any enclosed space within a garage area.
3. All drainage facilities shall be designed to accommodate a 25-year storm event as a minimum.
4. Any current or future work within the WPLO setback shall be performed in strict conformance with the Waterway Protection Line Ordinance, section 148-6, as well as applicable State and Federal statutes for work within a regulated waterway.
5. All final plans, details, and calculations shall be reviewed and approved by the Town Engineer.
6. 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.
7. Silt fencing will be installed and maintained around the perimeter of the property.

APPROVED 3-0

Pat Razzano, Chairman
Flood and Erosion Control Board

PR/ck

Cc: First Selectman, Town Attorney, Director of Public Works, Director of Planning and Zoning, Zoning Enforcement Officer, Conservation Director, Building Official, RTM Environmental Committee, Chairman Public Works Committee, Applicants, League of Women Voters