



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 March 7, 2012

Present for the Board:

Thomas Hood
Edward Picard
Alan Temple

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.

The application was presented by Tim DeBartolomeo, P.E. of Roberge Associates Coastal Engineers who began by stating that the property owner, Mr. Herbert Van Wyngaarden was in attendance. He stated that this application is for a new gangway and floating dock and repairs to an existing stone pier, sea wall, and stairs. Mr. DeBartolomeo described the existing conditions while referring to a drawing. The elevation of the pier is to be raised a few inches to level it out a bit and repair the concrete slab that is on top of it. The pier, seawall, and stairs will be restored by mortaring and repointing the joints.

A few anchor piles will be driven to accommodate the new gangway and float.

In response to a Board inquiry, Mr. DeBartolomeo deferred to Mr. Van Wyngaarden, the property owner. Mr. Van Wyngaarden stated that the intent of his proposal is to allow him to be able to use his boat.

In response to another inquiry, Mr. DeBartolomeo stated that this proposal has already received Army Corp of Engineers and CT DEP approval.

Mr. DeBartolomeo briefly described how the proposed work would be sequenced and performed.

Mr. DeBartolomeo stated that he typically specifies that pilings extend 2 feet above the 100 year flood elevation.

The Board asked Mr. Kousidis for his professional comments. Mr. Kousidis stated that the pilings need to be at least 1 foot above the 100 year flood and the installation process should conform to the Army Corp and DEP approvals.

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 #9016-12 subject to the following conditions:

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1. All appropriate construction shall be reviewed and approved by the Building Inspector or equivalent agency to assure the structural integrity of the construction to withstand the loading and lateral forces of flood conditions, and to insure compliance with applicable building codes.
2. Pilings must be set at a minimum elevation of 1 foot above the 100 year flood level (elevation 12).
3. The installation process must conform to CT DEP and Army Corp of Engineers permit approvals.

APPROVED 3-0

2. **43 Compo Mill Cove/Application WPL #9044-12;** Application of Peter Wormser for modifications to an existing house. Work is within the 100 year floodline of the Sherwood Mill Pond.

The application was presented by Peter Wormser, the project architect who stated that the property owners Douglas Eisenberg and Andrea Friedman were in attendance.

Mr. Wormser stated that this proposal involves raising the house to meet FEMA requirements and two small additions. There will be a net reduction in building and lot coverage resulting from the proposal.

As a result of meetings with Town staff, Mr. Wormser stated that he implemented two of their recommendations: the wetlands on the property are now flagged and the soil scientist's recommendations concerning placement of the rain garden.

The existing deck which is currently located in the wetlands will be raised along with the house with the intent of allowing the wetland plants to become reestablished. The owners have no interest in adding manicured lawns so the plantings will consist of grasses and other appropriate material. Mr. Wormser stated that the final location and plantings for the proposed rain garden with Conservation.

In response to a Board inquiry, Mr. Wormser described how the raised house will be supported and how materials will be brought on site.

Mr. Kousidis recommended that the stockpile resulting from the excavation work is moved off-site as soon as possible after excavation activities are completed.

A brief discussion occurred concerning the foundation plan and the proposed flood openings. Mr. Kousidis stated that the proposed openings are adequate.

The Board asked Mr. Kousidis for his professional comments. Mr. Kousidis stated that this property is in a tidal zone with a flood elevation of 11. The raised house will have a first floor elevation above that level. The crawl space will have flood openings in compliance with FEMA.

Mr. Kousidis stated that there is no need for subsurface drainage structures because the property is on the edge of the Mill Pond. A proposed planting area will address water quality. Silt fencing around the entire property is depicted on the plans.

Mr. Kousidis stated that the stockpile area should be removed from the site a day or so after excavating is complete.

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 #9044-12 subject to the following conditions:

1. 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.

2. 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.
3. All final plans, details, and calculations shall be reviewed and approved by the Town Engineer.
4. 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.
5. All work within the regulated area shall be subject to final approval by both the Town Engineer and the Conservation Director.
6. The stockpile will be removed no later than 3 days after the completion of excavation activities.
7. The crawl space shall conform to FEMA Technical Bulletin 1-93.

APPROVED 3-0

3. **2 Post Road West/Application WPL #9055-2;** Application of Redniss & Mead, Inc. for an addition to an existing building and associated site improvements. Work is within the 100 year floodline of the Saugatuck River.

Attorney Bill Fitzpatrick introduced himself and stated that this proposal is part of the continuing effort for the revitalization of the National Hall and the surrounding district. Atty. Fitzpatrick introduced Brian McMahon of Redniss & Mead.

Mr. McMahon introduced himself and he began by briefly describing the existing conditions at this site. The proposal is for the construction of an addition and the removal of a section of parking area which will be replaced by greenscape.

A small addition in the corner of the existing building, which will be insulated from the Saugatuck River, is being proposed along with associated site improvements such as the redirection of traffic behind the building.

A new catch basin will be tied into the existing system. To enhance water quality, Mr. McMahon stated that combined with a reduction in coverage of about 3600 square feet, he is proposing to add water quality catch basin inserts to the existing catch basins.

The proposed floor elevation of the new addition is below the existing floor elevation, both of which are below the flood elevation of 10. As a result, the addition itself must be dry flood proofed in accordance with FEMA regulations.

Mr. McMahon briefly described the intended sequence of events of the proposal's construction activities.

The Board asked Mr. Kousidis for his professional comments. Mr. Kousidis stated that in a non-residential development, the property owner has the option to install a slab at an elevation below the base flood elevation but dry flood proofing has to be provided meaning that water can not penetrate whatever measures the structural engineer comes up with to be installed. The final details have not been produced yet but will have to be prior to the issuance of a Zoning Permit. The additional area enclosed by the new addition will have to be flood proofed as well.

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 #9055-12 subject to the following conditions:

1. All construction shall conform to the requirements of the Federal Emergency Management Agency Flood Insurance Program.
2. All appropriate construction shall be reviewed and approved by the Building Inspector or equivalent agency to assure the structural integrity of the construction to withstand the loading and lateral forces of flood conditions, and to insure compliance with applicable building codes.

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3. The proposal shall be consistent with initiatives taken by the Town of Westport to maintain or reduce Community Flood Insurance rates, thus implying that all flood plain regulations shall be complied with.
4. Applicant shall provide erosion and sedimentation control devices on all filled embankments, specifically at the toe of filled slopes silt fence and haybales shall be installed. The face of all slopes shall be protected with a temporary erosion control matting until such time as adequate ground cover grows in.
5. 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.
6. All final plans, details, and calculations shall be reviewed and approved by the Town Engineer.
7. 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.
8. All work within the regulated area shall be subject to final approval by both the Town Engineer and the Conservation Director.
9. The proposed entrance and addition will be dry flood proofed.

APPROVED 3-0

Thomas B. Hood, Acting Chairman
Flood and Erosion Control Board

TBH/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