



WESTPORT, CONNECTICUT

FLOOD & EROSION CONTROL BOARD

TOWN HALL, 110 MYRTLE AVENUE
WESTPORT, CONNECTICUT 06880
(203) 341 1120 www.westportct.gov

MINUTES

Flood & Erosion Control Board Meeting of December 2, 2020

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

Present for Department of Public Works: Keith Wilberg, Town Engineer
Edward Gill, Engineer II

William S. Mazo, Chair, opened the meeting at 7:30 pm.

1. **15 Stony Point Road / Application WPL-11133-20;** *Application of LANDTECH, on behalf of the owner, Encore Holdings Revocable Trust & Hunter Holdings Revocable Trust, to demolish and remove the existing single-family dwelling, and to construct a new single-family dwelling with in-ground swimming pool, patios, driveway, storm water drainage system, and related site utilities. Portions of the proposed activity lie within the Waterway Protection Line (WPL) area of the Saugatuck River.*

The project was presented by Curt Lowenstein of LANDTECH, on behalf of the owners, the Encore Holdings Revocable Trust & Hunter Holdings Revocable Trust.

Per the Chair's request, Edward Gill summarized the Engineering Department's review of the project. He stated that the Engineering Department is in favor of approval of this project, with a minor revision to the proposed drainage system.

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

There were questions from the Board regarding the future dock.

The Board went into Work Session. It was agreed that the following Standard Conditions of Approval were deemed necessary: 1, 2, 3, 4, 5, 8, 9, 10, 11, and 12. (Refer to the appended sheet).

DECISION: Proposed Project Approved, 4(Y)-0(N), with the above referenced Standard Conditions of Approval.

2. **36 Bonnie Brook Road / Application IWW, WPL-11135-20;** *Application of Kousidis Engineering, LLC, on behalf of the owner, Audrey B. Rabinowitz, to demolish and remove the existing single-family dwelling, and to construct a new single-family dwelling with in-ground swimming pool, patio, driveway, septic system, storm water drainage system, and related site utilities. Portions of the proposed activity lie within the Waterway Protection Line (WPL) area of Silver Brook.*

The project was presented by Jim Kousidis, of Kousidis Engineering, LLC, on behalf of the owner, Audrey B. Rabinowitz.

Per the Chair's request, Edward Gill and Keith Wilberg summarized the Engineering Department's review of the project, stating that the proposed activity complies with Town of Westport requirements. They noted that the area is not a mapped flood zone by FEMA, but that if it were mapped based on a recent flood study conducted by GZA, the proposed house would be in a flood zone, and thus the Engineering Department would recommend, but cannot require, constructing to FEMA standards.

There were questions from the Board regarding the history of flooding on this site, objections from the applicant to constructing to FEMA standards, and the rain garden.

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

The Board went into Work Session. It was agreed that the following Standard Conditions of Approval were deemed necessary: 1, 2, 3, 4, 8, 9, 10, 11, and 12. (Refer to the appended sheet).

DECISION: Proposed Project Approved, 4(Y)-0(N), with the above referenced Standard Conditions of Approval.

3. **3 Nassau Road / Application WPL-11134-20;** *Application of Ritzzo Development LLC, on behalf of the owner, Jason Ritzzo, to demolish and remove the existing single-family dwelling, and to construct a new single-family dwelling with in-ground swimming pool, patios, driveway, storm water drainage system, and related site utilities. The proposed activity lies within the Waterway Protection Line (WPL) area of the Saugatuck River.*

The project was presented by Fred D'Amico of D'Amico Associates, on behalf of the owner, Jason Ritzzo.

Per the Chair's request, Keith Wilberg 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 some minor revisions to the site plan with respect to FEMA compliance to be made prior to obtaining a Zoning Permit.

There were questions from the Board regarding the history of flooding on this site and the proposed pool elevation.

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

The Board went into Work Session. It was agreed that the following Standard Conditions of Approval were deemed necessary: 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, and 12. (Refer to the appended sheet).

DECISION: Proposed Project Approved, 4(Y)-0(N), with the above referenced Standard Conditions of Approval.

The meeting was adjourned at 8:30 pm.

Respectfully submitted,

William S. Mazo, Chair
Flood & Erosion Control Board

WSM/eamg

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