



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 September 5, 2012

Present for the Board: Frank Donaldson
Thomas Hood
Edward Picard

Present for the Department of Public Works: Jim Kousidis

I. PUBLIC HEARING

1. **7 Pebble Beach Lane/Application WPL #9176-12;** Application of James and Trisha Tomoda for the demolition of an existing garage and the construction of a new garage with a single story addition above it. Work is within the 25 year floodline of the Saugatuck River.

The application was presented by Trisha Tomoda who stated that the project involves the demolition of the existing garage and the construction of a new garage utilizing the existing footprint with an addition constructed above.

In response to a Board inquiry, Mr. Kousidis stated that he had a set of the architectural drawings.

Mr. Kousidis described a conversation that involved the Conservation Department regarding whether or not this application was going to be heard in a public hearing. He stated that this property is on the WPLO side of the island therefore flooding occurs from the Saugatuck River. Mr. Kousidis explained that the existing garage walls could not handle the proposed second floor addition so excavation for a foundation and the resulting stockpiling of soil with associated sedimentation and erosion controls necessitated a public hearing.

This location is in a tidally influenced area with a 100 year flood elevation of 11. The finished floor will be at elevation 9 but adequate flood openings are proposed and will be FEMA compliant. There are no grading changes being proposed and the driveway will remain the same. Mr. Kousidis stated that he would recommend, as a special condition, that silt fencing is installed around the stockpile and around any disturbed area. He stated that the remainder of the house does not need to be brought into FEMA compliance since the proposed project does not constitute substantial improvement.

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 #9176-12 subject to the following conditions:

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.

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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. 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. All work within the regulated area shall be subject to final approval by both the Town Engineer and the Conservation Director.
5. Applicant shall install hay matting or other approved sedimentation and erosion control material along all exposed slopes, as soon as they are constructed and until an established ground cover grows in.
6. 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.
7. All final plans, details, and calculations shall be reviewed and approved by the Town Engineer.
8. Silt fencing will be installed and maintained around the soil stockpile and any disturbed area.

APPROVED 3-0

2. **5 River Lane 3 Lot Subdivision/Application AA WPL/E #9181-12;** Conservation Department referral to the Flood and Erosion Control Board for recommendations to the Conservation Commission.

This application was postponed by the Applicant.

Frank Donaldson, Acting Chairman
Flood and Erosion Control Board

FD/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