



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 October 3, 2012

Present for the Board: Frank Donaldson
Thomas Hood
Edward Picard

Present for the Department of Public Works: Jim Kousidis

I. PUBLIC HEARING

1. **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.

The Board Chairman announced that this application was withdrawn by the Applicant.

2. **5 Marine Avenue/Application WPL #9200-12;** Application of Ochman Associates Inc. for the installation of an inground pool with spa and patio. Work is within the 25 year floodline of the Saugatuck River.

The application was presented by Mark Ochman, PE, LS who stated that the approximately .26 acre property is entirely within the 25 year floodline of the Saugatuck River. There is a house under construction at this location which was approved previously under Application WPL #8058-07.

A 16' by 40' inground pool and spa is being proposed along with a pool patio and an equipment pad for the pool equipment and this equipment will be located above the 100 year flood elevation. The proposed pool patio will be open jointed to reduce runoff volume with storage and infiltration occurring within the underlying bedding. The pool will not contribute to any increase in runoff from the property and will not have any adverse impacts on the flood carrying and water storage capacity of the Saugatuck River because these are controlled by the tidal levels of Long Island Sound.

Silt fencing will be installed around the perimeter of the proposed pool activity as well as around the potential stockpile area.

A brief discussion occurred concerning the small retaining wall on one side of the pool and its impact on the flow of water on the property.

In response to an inquiry from the Board, a discussion occurred concerning the elevations of the pool water and the adjoining ground water. Mr. Kousidis stated that inground pools constructed within a floodzone have to be equipped with a hydrostatic pressure relief valve.

Mr. Kousidis suggested that the overflow from the pool is tied into one of the three drainage systems associated with the construction of the new house to minimize direct discharge from the pool to a concentrated point.

Mr. Kousidis stated that the pool is being constructed in an AE Floodzone with a base flood elevation of 11 and that there are no FEMA requirements for the pool. A hydrostatic pressure relief valve is required and reviewed by the Building Department. He also stated that very little fill is being brought to the site and adjacent property owners will not be adversely impacted by this project and that the sedimentation and erosion control measures are adequate.

A brief discussion occurred concerning fill materials stockpiled on site and how long they should be allowed to remain on site.

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 #9200-12 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 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.
3. 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.
4. All work within the regulated area shall be subject to final approval by both the Town Engineer and the Conservation Director.
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. Overflow from the pool will be piped to one of the detention systems previously approved for the house under construction.
8. After excavation of the pool, rough grading must be completed within 2 months and excess materials removed from the site to minimize the duration that fill materials are retained on site.

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