



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 February 3, 2021

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

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

William S. Mazo, Chair, opened the meeting at 7:45 pm.

1. **23 Bermuda Road / Application WPL-11190-21;** *Application of Ritzzo Development, L.L.C., on behalf of the owners, Mark & Lori S. Altschuler, to construct a new single-family dwelling with garage, driveway, patio, pool, sewer connection, and stormwater management system. The proposed activity lies within the Waterway Protection Line (WPL) area of the Saugatuck River.*

The project was presented by Fred D'Amico on behalf of the owners, Mark & Lori S. Altschuler.

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, suggesting the following two (2) special conditions:

1. The architectural plans shall be revised to depict flood vents and a basement elevation consistent with the site plan or otherwise compliant with FEMA standards.
2. The proposed patio drains shall be revised to allow for the collection of both patios, in order to route these areas to the drainage system for the treatment of the first inch of storm water runoff.

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

There were no questions from the Board.

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

DECISION: Proposed Project Approved, 3(Y)-0(N), with the above referenced Standard Conditions and Special Conditions of Approval.

2. **4 Maplegrove Avenue / Application WPL-11193-21;** *Application of 4 Maplegrove Avenue LLC to construct a new single-family dwelling, driveway, deck, patio, sanitary sewer connection, grading, and stormwater management system. The proposed activity lies within the Waterway Protection Line area of the Saugatuck River.*

The project was presented by Mark Ochman of Ochman Associates, Inc., on behalf of the owner, 4 Maplegrove Avenue LLC.

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.

The chair asked if there were any questions from the public.

Albert Strazza of 120 Imperial Avenue asked what would be done to address the existing street drainage in Maplegrove Avenue. He requested to be on the record stating that the drainage from Maplegrove Avenue through the property of 4 Maplegrove would be a problem when the subject property is developed. On the basis of his concerns, the Board agreed to adopt the following Special Condition of Approval:

1. If the existing drainage from Maplegrove Avenue is negatively impacted by the proposed development, the applicant shall be required to repair the existing drainage in like and kind.

Craig Wiele of 114 Imperial Avenue asked about the intent of the builder to fill in a low point between his property and the proposed development. On the basis of his concerns, the Board agreed to adopt the following Special Condition of Approval:

2. The elevation of the low area between 4 Maplegrove Avenue and 114 Imperial Avenue as depicted on the plans presented shall be maintained.

There were questions from the Board regarding the removal of the existing driveway, whether the existing driveway was asphalt or gravel, and the nature and condition of the existing drainage from Maplegrove Avenue.

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

DECISION: Proposed Project Approved, 3(Y)-0(N), with the above referenced Standard Conditions and Special Conditions of Approval.

3. **118 Wilton Road / Application WPL-11194-21;** *Application of LANDTECH on behalf of the owner, Victoria Fuller, to legalize fill already placed within the WPL, and to construct an additional retaining wall and place additional fill. The proposed activity lies within the Waterway Protection Line area of the Saugatuck River.*

The project was presented by Tom Ryder of LANDTECH on behalf of the owner, Victoria Fuller.

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.

The chair asked if there were any questions from the public. There were none.

There were questions from the Board regarding existing drainage path from Wilton Road through the property and the existing boulders to be removed.

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

DECISION: Proposed Project Approved, 3(Y)-0(N), with the above referenced Standard Conditions of Approval.

The meeting was adjourned at 8:45 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