



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 April 7, 2021

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

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

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

1. **170, 172, 174, 176 Post Road West, 38 Kings Highway North, / Application WPL/E-11221-21;** *Application of LANDTECH on behalf of the owner, 176 PRW LLC, to construct a new Maplewood Senior Living Facility, the addition and relocation of 3 historic buildings, and to construct a new asphalt parking lot and driveway. This is a referral from the Conservation Commission, pursuant to Section 6.5 (f) of the Regulations for the Protection and Preservation of Wetlands and Watercourses, Westport, Connecticut, entitled "Discharge and Runoff." All proposed work lies outside of the Waterway Protection Line (WPL) area of Stony Brook.*

The application was presented by Andy Soumelidis of LANDTECH, on behalf of the contract purchaser, 176 PRW LLC, on behalf of the owners.

Per the Chair's request, Edward Gill summarized the Engineering Department's review of the application. He stated that he is in favor of approval. He noted several minor revisions that will be required for approval from Planning & Zoning. He stated that any major changes to the proposed project would require the applicant to come back before the Board.

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

There were questions from the Board regarding the status of the project and its approvals, the location and volume of contaminated soils, and the nature of the proposed footing drains.

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

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

2. **228 Saugatuck Avenue / Application WPL-11229-21;** *Application of William Kenny Associates LLC on behalf of the owner, Braemax Holdings LLC, to dredge a pond and other activities to enhance the adjacent wetlands. The proposed activity is within the WPL area of Indian River.*

The application was presented by William Kenny and Brian Carey of William Kenny Associates LLC, on behalf of the owner, Braemax Holdings LLC.

Per the Chair's request, Edward Gill summarized the Engineering Department's review of the application. He stated that the applicant had provided supplemental details that addressed many of the original comments from Public Works, and that he is in favor of approval. He also suggested the following special condition:

A detail of the proposed de-watering basin shall be depicted on the plans and approved by the Town Engineer prior to installation.

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

There were questions from the Board regarding downstream disturbance, the plans for the removal of dredging spoils, impact to the neighboring condominiums, impacts to wildlife, the duration of the project, and the removal of invasive plants.

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

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

3. **6 Meadow Brook Lane / Application WPL-11252-21;** *Application of LANDTECH on behalf of the owner, Ronny Ceballo, to renovate an existing single-family dwelling, construct a new in-ground swimming pool, septic system, pool house, and associated site improvements. The proposed activity is partially within the WPL area of Muddy Brook.*

The application was presented by Andy Soumelidis of LANDTECH on behalf of the owner, Ronny Ceballo. Mr. Soumelidis noted that the design engineer, JP Engineering, has received comments from Westport Public Works which they have not as yet been able to address. JP Engineering intends to revise the plans to address those comments and continue their presentation at the May 5, 2021 meeting.

Per the Chair's request, Edward Gill summarized the Engineering Department's review of the project. He stated the three major revisions requested by Public Works regarding the drainage report, the sizing of the level spreaders, and the Water Quality Volume calculations. He stated that Public Works recommends the applicant should address these comments and continue their presentation at the May 5, 2021 meeting.

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

There were questions from the Board regarding the nature of Muddy Brook on this property.

DECISION: The Board agreed that the applicant should address the comments received from Public Works and continue their presentation at the May 5, 2021 meeting.

The meeting was adjourned at 8:40 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

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