



# 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 May 5, 2021

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

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

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William S. Mazo, Chair, opened the meeting at 7:35 pm.

1. **17 Mortar Rock Road / Application WPL-11241-21;** *Application of CCO Habitats, LLC, on behalf of the owner, Jean A. Tighe, to remove an existing single-family dwelling, and to construct a new single-family dwelling and driveway. The proposed activity is partially within the Waterway Protection Line (WPL) area of an unnamed tributary of Pussy Willow Brook.*

This application was presented by Dean Martin of Grumman Engineering, LLC, on behalf of the owner, Jean Tighe.

Per the Chair's request, Edward Gill summarized the Engineering Department's review of the application. He noted several revisions pertaining to drainage and erosion controls would be necessary, and that he would recommend continuation to the next scheduled 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 demolition of the existing house.

The Board went into Work Session. It was agreed that the project should be revised to address the Engineering Department's comments, and that the application should be continued to the next scheduled meeting.

DECISION: Proposed Project Continued to the 6/2/2021 meeting, 3(Y)-0(N).

2. **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.*

This application was presented by Andy Soumelidis of LANDTECH on behalf of the owner, Ronny Ceballo.

Per the Chair's request, Edward Gill summarized the Engineering Department's review of the application. He noted that the Flood Zone in the area of this lot was remapped by FEMA in October of 2020. This revised flood zone is mapped correctly on the proposed plans. He also

stated that proposed system of drains to collect portions of the yard and route them to a level spreader is not normally allowable, but is minor in this case and the proposed plans show it will not have adverse engineering impacts. As such, the Engineering Department is in favor of approval.

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

There were questions from the Board regarding changes to the proposed drainage improvements, and if there was any effect on Muddy Brook.

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, 11, and 12. (Refer to the appended sheet).

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

3. **280 Compo Road South / Application WPL-11274-21;** *Application of B&B Engineering LLC on behalf of the owner, Simple Plan One LLC, to construct a pool, modify previously approved driveway, pervious patio, and drainage system designs. The proposed activity is within the WPL area of Gray's Creek.*

This application was presented by Bryan Nesteriak of B&B Engineering on behalf of the owner, Simple Plan One LLC.

Per the Chair's request, Edward Gill summarized the Engineering Department's review of the application. He noted that the previously approved drainage systems on site was increased significantly with this proposal, and would remain more than sufficient for the proposed activity. He stated that the proposed dewatering plan was sufficient, that prior to obtaining a Zoning Permit, the applicant would need to submit documentation showing the pool fence would be FEMA compliant, and that he is in favor of approval.

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

There were questions from the Board regarding the changes from the previous approvals.

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, 11, and 12. (Refer to the appended sheet).

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

4. **2 Timber Lane / Application WPL-11275-21;** *Application of Dean Martin, P.E., on behalf of the owner, CCO Habitats LLC, to construct a new single-family dwelling on top of an existing foundation, modify an existing driveway, construct a new deck, and a new non-code compliant septic system. The proposed activity is partially within the WPL area of an unnamed tributary of Dead Man's Brook.*

This application was presented by Dean Martin of Grumman Engineering, LLC, on behalf of the owner, CCO Habitats, LLC.

Per the Chair's request, Edward Gill summarized the Engineering Department's review of the application. He suggested several revisions pertaining to the drainage systems, and that, until the drainage systems are designed to attenuate peak flow rates from a 25-year storm or the

applicant provides justification that they have gotten as close as is feasible given the lot restrictions, he would recommend continuing this application to the next 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 possibility of a sanitary sewer extension and the pumped septic system.

The Board went into Work Session. It was agreed that the project should be revised to address the Engineering Department's comments, and that the application should be continued to the next scheduled meeting.

DECISION: Proposed Project Continued to the 6/2/2021 meeting, 3(Y)-0(N).

5. **120 Harbor Road / Application WPL-11276-21**; *Application of Kousidis Engineering, LLC, on behalf of the owner, Ante Jalcic, to renovate an existing single-family dwelling, construct a second story addition, remove an existing driveway, construct a new driveway, and associated grading. The proposed activity is within the WPL area of the Saugatuck River.*

This application was presented by Avind Baur of Kousidis Engineering, LLC, on behalf of the owner, Ante Jalcic.

Per the Chair's request, Edward Gill summarized the Engineering Department's review of the application. He noted that the proposed garage is open to the outside and that with a flood vent provided on a second wall, this would be FEMA compliant. If a garage door were to be installed at any time, additional flood vents would be required in order to maintain FEMA compliance. He also stated that FEMA compliance will be confirmed prior to obtaining a Zoning Permit, and he is in favor of approval.

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

There were questions from the Board regarding the garage wall being removed, the proposed use of the space below the BFE, and the work being done on the house.

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, 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](mailto:minutes@westportct.gov)

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