



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 June 2, 2021

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

DECISION: Proposed Project WITHDRAWN by applicant.

2. **10 Scofield Place / Application WPL-11301-21;** *Application of LANDTECH on behalf of the owners, Jared & Danielle McGill, to construct a new single family residence, driveway, and deck. The proposed activity is within the WPL area of the Saugatuck River.*

This application was presented by Robert Pryor of LANDTECH on behalf of the owners, Jared & Danielle McGill.

Per the Chair's request, Edward Gill summarized the Engineering Department's review of the application. He noted that minor revisions to flood vent layouts and the collection of stormwater runoff from the proposed deck and roof areas will be required as part of obtaining a Zoning Permit. He stated that he would recommend approval, with no special conditions.

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

There were questions from the Board regarding the history of flooding on the property and the proximity to the Saugatuck River and Long Island Sound.

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

DECISION: Proposed Project Approved, 4(Y)-0(N).

3. **20 Island Way / Application WPL-11312-21;** *Application of William Kenny Associates LLC on behalf of the owners, Kevin Jain & Shikha Goyal, to remove an existing single-family*

dwelling and construct a new dwelling, driveway, in-ground pool, and associated site improvements. The proposed activity is within the WPL area of the Saugatuck River.

This application was presented by Carolyn Matthews of William Kenny Associates LLC on behalf of the owners, Kevin Jain & Shikha Goyal.

Per the Chair's request, Edward Gill summarized the Engineering Department's review of the application. He noted that the proposed drainage exceeds the required size, and that he is in favor of approval with no special conditions.

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 flooding on the site.

The Board went into Work Session. It was agreed that the following Standard Conditions of Approval were deemed necessary: 1, 2, 3, 6, 7, 8, 9, 10, 11, and 12. (Refer to the appended sheet).

DECISION: Proposed Project Approved, 4(Y)-0(N).

4. **6 Bluff Point / Application WPL-11313-21; Application of LANDTECH on behalf of the owner, Arthur Tauck, to construct a new "endless" pool on an elevated deck. The proposed activity is within the WPL area of the Saugatuck River.**

This application was presented by Curt Lowenstein of LANDTECH on behalf of the owner, Arthur Tauck.

Per the Chair's request, Edward Gill summarized the Engineering Department's review of the application. He noted that the applicant will need to include structural plans confirming VE Zone requirements prior to obtaining a Zoning Permit, and he is in favor of approval with no special conditions.

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

There were questions from the Board regarding the materials that the deck will be constructed with and the layout of the proposed endless pool in relation to the deck.

The Board went into Work Session. It was agreed that the following Standard Conditions of Approval were deemed necessary: 1, 2, 3, 5, 6, 8, 9, 11, and 12. (Refer to the appended sheet).

DECISION: Proposed Project Approved, 4(Y)-0(N).

5. **15 Island Way / Application WPL-11314-21; Application of LANDTECH on behalf of the owner, Vadim Kolotnikov, to construct a pool and pool fence. The proposed activity is within the WPL area of the Saugatuck River.**

This application was presented by Curt Lowenstein of LANDTECH on behalf of the owner, Vadim Kolotnikov.

Per the Chair's request, Edward Gill summarized the Engineering Department's review of the application. He noted that with the proximity of the pool to existing flood vents the elevation of the coping cannot encroach on the flood vents or they will need to be moved to maintain FEMA compliance, and that prior to obtaining a Zoning Permit the proposed mechanical pad shall be lifted to elevation 14, and that he is in favor of approval with no special conditions.

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

There were questions from the Board regarding the impact of chlorine and other pool water treatment chemicals when the property floods above the pool coping elevation.

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

DECISION: Proposed Project Approved, 4(Y)-0(N).

6. **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 noted that the comments he previously had for this application had been addressed by the applicant, and he is in favor of approval with no special conditions.

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 following Standard Conditions of Approval were deemed necessary: 1, 2, 3, 5, 8, 9, 10, 11, and 12. (Refer to the appended sheet).

DECISION: Proposed Project Approved, 4(Y)-0(N).

The meeting was adjourned at 8:30 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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