



# 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 4, 2022

Present for the Board: William S. Mazo (Chair)  
Aimee Monroy-Smith  
Edward Picard

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

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

### **PUBLIC HEARING**

1. **31 Hogan Trail / IWW-WPL-11490-22 (CONTINUED);** *Application of Kousidis Engineering, LLC on behalf of the owner, Daniel Sixsmith, to construct a single-family residence with attached garage, associated driveway, and new drainage and septic systems. The proposed activity is within the WPL area of Indian River.*

The application was presented by Avind Baur of Kousidis Engineering LLC, on behalf of the owner, Daniel Sixsmith.

Per the Chair's request, Edward Gill summarized the Engineering Department's review of the proposed activity. He noted that the additional information requested by the Board at the 4/6/2022 meeting of the F&ECB was an analysis of the impact the proposed fill would have on the flooding in the neighborhood. He stated that such an analysis had been provided with the updated plans, and met the Town's standards with respect to showing no significant impact from the proposed activity on flooding in the neighborhood, and he is in favor of approval. He did note that when the project comes in for a Zoning Permit, the Engineering Department would work with the design engineer to investigate if the first floor could be lifted up one foot, to be at the 100-year flood elevation plus one foot, so long as that change would not increase the amount of fill on the property. That being said, he noted that if lifting the first floor required additional fill, he would not be in favor of doing so.

There was a question from the Board regarding the proposed propane tank location. Mr. Gill stated that the propane tank should be anchored per the standard requirements in areas prone to flooding.

The Chair opened the floor for public comment.

James McKay of 3 Cricket Lane read into the record a letter he wrote dated May 4, 2022, regarding concerns about the impact of the proposed activity on existing flooding issues in the neighborhood.

Mr. Gill responded to the letter by noting that taking credit for the storage volumes in the proposed drainage systems is consistent with Town requirements, and that while the proposed activity does not solve the existing flooding issues in the neighborhood, the standard requirement is to show that the proposed activity will not make flooding any worse, which the applicant has done.

Tony Russo of 39 Hogan Trail raised a concern about the grading on the property at 31 Hogan Trail and any impact it may have on the existing flooding issues on Cricket Lane. Mr. Baur pointed out that the proposed plans actually depict a swale along the western side of the property to lower the grade and make the flow of water from the west drain more easily to the south, east, and into Indian River.

William Mellott of 4 Cricket Lane raised concerns about the proposed propane tank location, and the lack of any activity being proposed to alleviate existing flooding in the neighborhood.

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.

DECISION: Proposed Project Approved, 3(Y)-0(N).

## **DISCUSSION**

Due to the fact that two members of the Board were unable to attend the meeting, the discussions regarding by-laws for the Board and the flooding project prioritization were postponed to the next regularly scheduled meeting on 06/01/2022.

The meeting was adjourned at 8:00 pm.

Respectfully submitted,

**William S. Mazo, Chair**  
Flood & Erosion Control Board

WSM/eamg

Cc: First Selectwoman, 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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**STANDARD CONDITIONS OF APPROVAL:**

1. Applicant shall provide adequate sedimentation and erosion control devices for the proposed activity from the time that construction begins until such time that established ground cover has grown in. More specifically, the toe of filled slopes shall be protected by silt fencing and hay bales or other approved measures, and the face of all exposed slopes shall be protected with hay matting or other approved measures until such time that the slopes have stabilized. Tree protection and/or dewatering measures for the site shall be employed as specified on the approved plans OR as needed by specific field conditions.
2. Proposed site grading, as well as development in general, shall not alter drainage patterns to the detriment of adjoining or downstream properties.
3. All drainage facilities shall be designed to comply with the Town of Westport Engineering Department Storm Water Drainage Design Standards as amended to date (current revision date, 11/01/2015).
4. Applicants shall excavate test pits and conduct percolation tests at the proposed location of any storm water leaching facilities such as drywells, galleries, and stone pits. The test pits shall be witnessed and approved by the Engineering Department prior to installation of the proposed detention system.
5. The area under the proposed deck shall be excavated to a minimum depth of 6" and filled with ¾" crushed stone, or use an alternative drainage methodology as approved by the Town Engineer.
6. All construction shall conform to the requirements of the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP), as outlined in publication ASCE/SEI 24-14, "Flood Resistant Design and Construction," as amended to date.
7. All enclosed spaces below the Base Flood Elevation shall be constructed in conformance with FEMA Technical Bulletin 1-08, "Openings in Foundation Walls and Walls of Enclosures."
8. All final plans, details, and calculations shall be reviewed and approved by the Town Engineer.
9. All proposed work within the regulated area shall be subject to final approval by both the Town Engineer and the Conservation Director.
10. All plantings within the regulated area shall be as approved by the Westport Conservation Commission. No significant fill shall be placed within the WPLO setback other than that incidental to the plantings.
11. If the scope of this project increases or changes in any significant way, all additional or modified proposed work shall be approved by the Flood & Erosion Control Board and the Conservation Commission **prior to its commencement**, not after its completion.
12. It shall be the responsibility of the applicant to obtain and secure any additional necessary assent, permit, or license as required by law or regulation, including but not strictly limited to other Town of Westport, State of Connecticut, or United States Federal agencies.



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## **LEGAL NOTICE OF DECISION**

Notice is hereby given that the Westport Flood & Erosion Control Board took the following actions at an electronic meeting held on May 4, 2022:

### **I. PUBLIC HEARING**

1. **31 Hogan Trail / IWW-WPL-11490-22 (continued); APPROVED.** Application of Kousidis Engineering, LLC on behalf of the owner, Daniel Sixsmith, to construct a single-family residence with attached garage, associated driveway, and new drainage and septic systems. The proposed activity is within the WPL area of Indian River.

Decisions, applications, and plans may be inquired into by contacting the Public Works Office at (203) 341-1120, Monday through Friday, from 8:30 am to 4:30 pm.

Respectfully submitted,  
**William S. Mazo, Chair**  
Flood & Erosion Control Board  
WSM/eamg

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May 5, 2022

Daniel Sixsmith  
31 Hogan Trail  
Westport, CT 06880

**31 Hogan Trail / IWW-WPL-11490-22;** Application of Kousidis Engineering, LLC on behalf of the owner, Daniel Sixsmith, to construct a single-family residence with attached garage, associated driveway, and new drainage and septic systems. The proposed activity is within the WPL area of Indian River.

Please be advised that at its May 4, 2022 meeting, the Westport Flood & Erosion Control Board resolved to APPROVE the above referenced application.

Details of the meeting are recorded in the attached meeting minutes.

Respectfully submitted,

**William S. Mazo, Chair**  
Flood & Erosion Control Board

WSM/eamg

Cc: First Selectwoman, Town Attorney, Public Works Director, Planning & Zoning Director, Conservation Director, Chair of RTM Environmental Committee, Chair of RTM Public Works Committee, Applicants

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May 5, 2022

Jim Kousidis (Kousidis Engineering, LLC)  
10-B First Street  
Norwalk, CT 06855

**31 Hogan Trail / IWW-WPL-11490-22;** Application of Kousidis Engineering, LLC on behalf of the owner, Daniel Sixsmith, to construct a single-family residence with attached garage, associated driveway, and new drainage and septic systems. The proposed activity is within the WPL area of Indian River.

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**William S. Mazo, Chair**  
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Cc: First Selectwoman, Town Attorney, Public Works Director, Planning & Zoning Director, Conservation Director, Chair of RTM Environmental Committee, Chair of RTM Public Works Committee, Applicants

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