



# 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 12, 2023

Present for the Board: Paul Lobdell (Chair)  
Ronald Clarke  
Robert Aldrich

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

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Paul Lobdell, Chair, opened the meeting at 7:45 pm.

### **PUBLIC HEARING**

1. **3 Richmondville Avenue / WPL-11690-23;** *Application of 3 Richmondville Westport LLC to construct a new in-ground swimming Pool, patio, retaining walls, and associated site improvements. The proposed activity is within the WPL area of Willow Brook.*

The application was presented by Avind Baur of Kousidis Engineering, LLC, on behalf of the owner, 3 Richmondville Westport LLC.

Per the Chair's request, Edward Gill summarized the Engineering Department's review. He said that the previous versions of the proposal had issues with grading, but as depicted, the revised plans allow for the prior drainage paths through the property to be maintained, addressing that concern. He noted that the drainage, grading, and S&E controls met Town standards, and as such, he is in favor of approval.

There were no comments from the Board or the Public.

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, 10, 11, and 12.

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

2. **3 Tupelo Road / WPL-11707-23;** *Application of Aleksandra Moch on behalf of the owners, Emily & Lewis Liebert, to construct a new in-ground swimming pool and associated storm water management system. The proposed activity is partially within the WPL area of Dead Man's Brook.*

The application was presented by Aleksandra Moch and Wayne D'Avanzo on behalf of the owners, Emily & Lewis Liebert.

Per the Chair's request, Edward Gill summarized the Engineering Department's review. He said that the plan being presented by the applicant was a revised plan that he had not been able to complete a full review of, and that the last official plan submitted required significant revisions that appeared to not be fully addressed with the revised plan being presented. The concerns included the removal of a significant portion of the existing drainage system, the improper modelling of the proposed drainage system changes in the drainage report, and the S&E controls.

Mr. Gill also described concerns that were brought to his attention from neighbors about the veracity of the survey provided by the applicant, but that to the best of his knowledge, the survey used by the applicant appears to meet the required accuracy standards as he understands them, and this concern would amount to a civil matter between the property owners rather than an issue for the Flood Board to consider.

There was a question from the Board regarding the age of the house.

There Chair asked if there were comments from the Public. Mr. Gill noted that two emails had been submitted to him for this application, and he read them into the record. Both the neighbors at 211 Sturges Highway and at 3 Pilgrim Trail objected to the approval of this application based on concerns about possible impacts to their properties.

Wayne D'Avanzo responded to the comments from the Engineering Department by stating he added S&E controls to the plan, he objected to changing the Time of Concentration as required by the Engineering Department. He also said he could size a level spreader for the designed overflow from the existing drainage system, and one of the two called out pool equipment locations was erroneous and would be removed. He also stated that the survey used does, to the best of his knowledge, meet the standards as required by the Town of Westport.

There was a question from the Board regarding the history of flooding on the property.

The Board went into Work Session. The Board felt that the recommendation of the Engineering Department to continue the application to the next regularly scheduled meeting would be appropriate.

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

3. **17 Wakeman Place / WPL-11710-23**; *Application of Gregory Naughton to construct a new floating dock, pier, and walkway. The proposed activity is partially within the WPL area of the Saugatuck River.*

The application was presented by the owner, Gregory Naughton.

Per the Chair's request, Edward Gill summarized the Engineering Department's review. He said that the proposed dock had already obtained State and Federal approvals, and that there were no issues pertinent to the Flood Board. He did note that the proposed grading may require an Excavation and Fill permit but that he would be in favor of approval.

There were no questions from the Board.

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

The Board went into Work Session.

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

4. **17 Grove Point Road / WPL-11712-23**; *Application of Kousidis Engineering, LLC, on behalf of the owners, Benjamin G. Joseloff & Taryn M. Allen, to construct a new terrace, deck, and in-ground swimming pool with a patio and associated site improvements. The proposed activity is partially within the WPL area of the Sherwood Mill Pond.*

The application was presented by Avind Baur of Kousidis Engineering, LLC, on behalf of the owners, Benjamin G. Joseloff & Taryn M. Allen.

Per the Chair's request, Edward Gill summarized the Engineering Department's review. He stated that the plans had been revised since the original submission to reduce the proposed grading, and that the proposed grading may require an excavation and fill permit or minor modifications to the proposed grading, but that would not impact Flood Board requirements. He also noted that the proposed deck is not depicted as enclosed, but if it is enclosed, proper flood openings would be required.

There was a question from the Board regarding any possible long term impacts to the watercourse or to the Sherwood Mill Pond. Mr. Baur responded that there would be none.

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

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, 10, 11, and 12.

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

Mr. Gill noted that while the discussion on the agenda was meant for a presentation of the results of the recent flooding meetings, but that the results were unfortunately not prepared in time for this meeting.

The meeting was adjourned at 9:00 pm.

Respectfully submitted,

**Paul H. Lobdell, Chair**  
Flood & Erosion Control Board

PHL/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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