



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 7, 2023

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

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

Paul Lobdell, Chair, opened the meeting at 7:30 pm.

PUBLIC HEARING

1. **24 Canal Road / WPL-11721-23;** *Application of Kousidis Engineering, LLC, on behalf of the owner, Heidi Schoeneck, to renovate an existing single-family dwelling, and to construct additions and a new driveway. The proposed activity is within the WPL area of the Saugatuck River.*

The application was presented by Jim Kousidis of Kousidis Engineering, LLC, on behalf of the owner, Heidi Schoeneck.

Per the Chair's request, Edward Gill summarized the Engineering Department's review. He said that the proposed activity complied with all applicable drainage and grading requirements, and that the most recently revised plans had addressed previous comments from the Engineering Department regarding the slope of the driveway and the flood openings for the carport/garage. He stated that the plans addressed his comments, and he would be in favor of approval.

There were questions from the Board regarding FEMA compliance, the proposed garage elevation, the first floor elevation, and the BFE.

The Chair asked if there were any questions 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, 4(Y)-o(N).

The meeting was adjourned at 8:00 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

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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 June 7, 2023:

I. PUBLIC HEARING

1. **24 Canal Road / WPL-11721-23; APPROVED.** Application of Kousidis Engineering, LLC, on behalf of the owner, Heidi Schoeneck, to renovate an existing single-family dwelling, and to construct additions and a new driveway. The proposed activity is within the WPL area of the Saugatuck 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,

Paul H. Lobdell, Chair

Flood & Erosion Control Board

PHL/eamg

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June 12, 2023

Heidi Schoeneck
24 Canal Road
Westport, CT 06880

24 Canal Road / WPL-11721-23; Application of Kousidis Engineering, LLC, on behalf of the owner, Heidi Schoeneck, to renovate an existing single-family dwelling, and to construct additions and a new driveway. The proposed activity is within the WPL area of the Saugatuck River.

Please be advised that at its June 7, 2023 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,

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

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WESTPORT, CONNECTICUT 06880
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June 12, 2023

Jim Kousidis (Kousidis Engineering, LLC)
1525 Black Rock Turnpike
Fairfield, CT 06825

24 Canal Road / WPL-11721-23; Application of Kousidis Engineering, LLC, on behalf of the owner, Heidi Schoeneck, to renovate an existing single-family dwelling, and to construct additions and a new driveway. The proposed activity is within the WPL area of the Saugatuck River.

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Paul H. Lobdell, Chair
Flood & Erosion Control Board

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