



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 January 10, 2024

Present for the Board: Paul Lobdell (Chair)
Aimee Monroy-Smith
Robert Aldrich
Ron Clark

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

Paul Lobdell, Chair, opened the meeting at 7:35 pm.

PUBLIC HEARING

1. **85 Compo Road North / WPL-11858-23;** Application of JH Builders LLC to construct a new single-family dwelling. The proposed activity is partially within the WPL area of Dead Man's Brook.

This application was withdrawn by the applicant, to be resubmitted for the February 7th meeting.

2. **49 Owenoke Park / WPL-11863-23;** Application of Andy Soumelidis, on behalf of the owner, 49 Owenoke Park LLC, to construct an addition to an existing single-family dwelling. The proposed activity is within the WPL area of the Saugatuck River.

This application was presented by Andy Soumelidis of LANDTECH, on behalf of the owner, 49 Owenoke Park LLC.

Per the Chair's request, Edward Gill summarized the Engineering Department's review.

There was a question from the Board regarding the VE flood zone, and whether the project would qualify as Substantial Improvements.

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

It was agreed that the following Standard Conditions of Approval were deemed necessary: 1, 2, 3, 4, 6, 7, 8, 9, 11, and 12.

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

DISCUSSION

Following the conclusion of the Public Hearing, the Chair led a discussion of the various topics on the agenda related to the future of the Board.

There was a consensus from the Board to reaffirm the past views of the Board relating to setting goals to direct the business of the Board away from reviewing WPLO applications for development, to focus more on other efforts.

The other efforts that the Board discussed were prioritization of Town flood related projects, holding one or two meetings a year specifically for inviting public comment related to flooding, and to work on public outreach and education for homeowners in Westport.

Nancy Kail, RTM District 9, voiced her support for the Board taking such actions to provide more resources and a public forum for flooding issues in Westport.

Edward Gill said that he thinks that all of these goals are good ideas for the Board in the future, but that they should keep the first goal as revising the WPLO to free up their time and allow them to direct all of their effort toward these goals.

Paul Hearn asked if Westport was applying for FEMA BRIC grants. Mr. Gill said that he is not involved in that sort of work for the Town, so he does not know, but that to his knowledge, those grants were mainly for long term planning, which Westport does not necessarily need money for at this time, and for specific projects. While there are many projects that need to get done in Westport, the funding for those projects has not recently been the bottleneck that hinders these projects in Westport.

The meeting was adjourned at 8:40 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, RTM Moderator, 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.