



# **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 February 7, 2024

Present for the Board: Paul Lobdell (Chair)  
Aimee Monroy-Smith  
Robert Aldrich  
Phillip Schemel  
Ricardo Ceballos (Alternate)

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

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

### **PUBLIC HEARING**

1. **Old Road Bridge over Sasco Creek at Fairfield Line / WPL-11868-23;**  
Application of Keith S. Wilberg, Town Engineer, on behalf of the Town of Westport, to remove the existing two lane bridge over Sasco Creek, and replace it with a new bridge. The proposed activity is within the WPL area of Sasco Brook.

The application was presented by Keith Wilberg, Town Engineer, and by John Wengell of CHA, on behalf of the applicant, the Town of Westport.

Per the Chair's request, Edward Gill summarized the Engineering Department's review. He noted that USACE and CT DEEP approvals would be required prior to commencement of construction activities, but that local approvals including this F&ECB application were required prerequisites for those Federal and State approvals. He recommended the approval of the application.

There were questions from the Board regarding the flow rates used, the Fairfield involvement in the project and their regulations, scour, the proposed and existing abutments, the flow rates used, and any impacts on flooding on neighboring properties.

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

DECISION: Proposed Project Approved, 5(Y)-0(N).

2. **9 Lakeview Road / WPL-11871-24;** Application of Brian Carey of LANDTECH, on behalf of the owners, Paul and Catherine Havas, to demolish and remove the existing single-family dwelling, and to construct a new FEMA compliant single-family dwelling. The proposed activity is within the WPL area of Pussy Willow Brook.

The application was presented by Brian Carey of LANDTECH, on behalf of the owners, Paul and Catherine Havas.

There were questions from the Board regarding the proposed floor elevations and whether there would be any impact to neighbors related to flooding.

Per the Chair's request, Edward Gill summarized the Engineering Department's review. He said that he had requested some additional information from LANDTECH prior to the Zoning Permit application and they had already provided it, and that the applicant would need to show legal access to the location of the proposed driveway prior to obtaining a Driveway Permit. He said that he recommended approval.

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, 5, 6, 7, 8, 9, 10, 11, and 12.

DECISION: Proposed Project Approved, 5(Y)-0(N).

3. **7 Sea Spray Road / WPL-11872-24;** Application of Bryan Nesteriak and Peter Cadoux, on behalf of the owners, Giselle Wagner and Paul Meyerson, to demolish and remove the existing single-family dwelling, and to construct a new single-family dwelling with driveways, covered deck, terrace, walkways, and steps. The proposed activity is within the WPL area of the Saugatuck River.

The application was presented by Kyle Mecchella and Peter Cadoux, on behalf of the owners, Giselle Wagner and Paul Meyerson.

Per the Chair's request, Edward Gill summarized the Engineering Department's review. He said that he would need an MS4 worksheet prior to issuing a Zoning permit approval, and that he recommended approval.

There was a question from the Board regarding the MS4 worksheet, the impacts to the wetlands, the maintenance of pervious pavers, the elevation of the first floor and the pool equipment.

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, 5, 6, 7, 8, 9, 10, 11, and 12.

DECISION: Proposed Project Approved, 5(Y)-0(N).

4. **85 Compo Road North / WPL-11873-24;** 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 presented by Paul Bombero on behalf of the owner, JH Builders LLC.

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

There was a question from the Board regarding Dead Man's Brook.

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, 8, 9, 10, 11, and 12.

DECISION: Proposed Project Approved, 5(Y)-0(N).

## WORK SESSION

1. **24 Canal Road / WPL-11721-23**; Request of Jim Kousidis, on behalf of the owner, Heidi Schoeneck, to revise a permit for additions and a new driveway with a smaller footprint than previously approved. The proposed activity is within the WPL area of the Saugatuck River.

Edward Gill summarized the proposed changes to the approved plans. He said that the scope of the project was reduced, it complied with all Engineering requirements, and he recommended approval of this revision.

There was a question regarding the ZBA denial of the previous plans.

DECISION: Requested Revision Approved, 5(Y)-0(N).

## DISCUSSION

The Chair opened a discussion session of the topics listed on the agenda. Edward Gill said that the Department of Public Works had released the Executive Summary of Town Meetings on Waterway Flooding, which had previously been summarized to the Board by the Town Engineer. With the executive summary, the Board can now work to prioritize flooding projects in conjunction with Public Works.

The Board discussed additional information they may find helpful in making a priority list, including rough cost estimates for projects, logs of flooding complaints, information regarding project visibility, as well as information from other Town bodies such as RTM members who have experience, knowledge, and concerns related to flooding.

The Chair asked the Board their thoughts on inviting RTM members who are interested to join future meetings to discuss flooding issues.

Aimee Monroy-Smith said she agreed, but that it may be best to at least set a framework of a list so that the input from and discussions with RTM members is more specific. She asked for the Engineering Department to help provide some information on how often they hear from the Public about different areas and specific projects.

Philip Schemel said he would also said he would like to have some rough cost estimates for the different projects that they are considering.

Mr. Gill gave a summary of the feedback and flooding concerns he and the Engineering Department receive, and noted which types of complaints and where they come from. He said he would work on obtaining the requested information for the Board, and they could consider what criteria they will use for picking priorities.

The meeting was adjourned at 9:55 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 Environment 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.