



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 March 6, 2024

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

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

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

PUBLIC HEARING

1. **Parker Harding Plaza & Jesup Green / WPL-11805-23;** Application of Keith S. Wilberg, Town Engineer, on behalf of the Town of Westport, to modify the approval of WPL-11805-23 which was granted at the 10/04/2023 meeting of the F&ECB. The work at Parker Harding Plaza remains the same, but additional parking spaces are now proposed at Jesup Green. The proposed activity is within the WPL area of the Saugatuck River.

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

Per the Chair's request, Edward Gill summarized the Engineering Department's review. He said that the modification only pertained to the new parking area at Jesup Green, and did not change the approved activity at Parker Harding Plaza. He said that the application met all requirements of the Engineering Department.

There were questions from the Board regarding the parking, existing trees, future projects at Jesup Green, and Water Quality Treatment for the new parking at Jesup Green. Ricardo Ceballos raised a concern that there were no proposed stormwater treatments that meet CT DEEP standards. He recommended utilization of catch basin inserts or similar water quality treatments on storm drainage to collect the proposed parking and connect it to existing drainage in Jesup Road. Mr. Wilberg agreed that would be a good idea and he would investigate whether that could be incorporated into the project.

The Chair asked if there were any questions from the Public. Gloria Gouveia of Land Use Consultants commented on the expanse of the former landfill in this area, which she

believes was limited to the area of the Library and south, and did not extend into Jesup Green from her memory.

It was agreed that the project should be subject to a condition that the Engineering Department consider the incorporation of new storm drainage collection and water quality treatment connected directly to the drainage in Jesup Road. It was also agreed that the following Standard Conditions of Approval were deemed necessary: 1, 2, 3, 8, 9, 10, 11, and 12.

DECISION: Proposed Project Approved, 4(Y)-0(N).

2. **32 Edgewater Hillside / WPL-11888-24;** Application of Gloria Gouveia on behalf of the owners, Robert & Jessica Zecher, to remove an existing patio and construct a deck. The proposed activity is within the WPL area of the Sherwood Mill Pond.

The application was presented by Avind Baur of Kousidis Engineering and Gloria Gouveia of Land Use Consultants, on behalf of the owners, Robert & Jessica Zecher.

Per the Chair's request, Edward Gill summarized the Engineering Department's review. He said that the plans complied with grading and drainage requirements, and there were no new enclosed spaces so there would be no FEMA requirements.

There were questions from the Board regarding the construction of the deck as independent from as opposed to connected to the existing house, the direction of runoff from the property, impact to neighboring properties, and the surface of the permeable driveway.

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

DECISION: Proposed Project Approved, 4(Y)-0(N).

DISCUSSION

The Chair opened a discussion session of the topics listed on the agenda. Edward Gill provided a short update regarding the ongoing project for the replacement of the Hillandale Road bridge over Muddy Brook, and he said there would be a Public Information Meeting for that project on 3/7/2024 in Town Hall. He mentioned some updates related to the current FEMA flood zones and possible updates to the FEMA maps in the next few years. He also summarized some very rough estimates for costs of the various different types of flooding related projects that the Board was considering for their list of priorities.

The Chair said he planned to write a letter to the RTM Environment Committee regarding the request for the Flood Board to reduce or eliminate the applications coming to the Flood Board. A Board member said they were not sure about how much the Board should stop reviewing. Mr. Gill said that if the letter is written it can be on the agenda to discuss at the next meeting prior to being sent out.

The meeting was adjourned at 9:15 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

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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.