



# **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 5, 2024

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

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

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

### **WORK SESSION**

1. **259 Riverside Avenue / WPL-11922-24**; Application of LANDTECH on behalf of the owner, CEG Riverside, LLC, to construct a dock. The proposed activity is within the WPL area of the Saugatuck River.

The application was presented by Anna Rycenga of LANDTECH, on behalf of the owners, CEG Riverside, LLC.

Per the Chair's request, Edward Gill summarized the Engineering Department's review. Mr. Gill said that the application followed all applicable standards, and had already obtained CT DEEP approval, and he would recommend approval.

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

The following Standard Conditions of Approval were deemed necessary: 8, 9, 11, and 12.

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

2. **45 Compo Beach Road / WPL-11923-24**; Application of Moon Gardens LLC on behalf of the owner, 45 Compo Beach Rd LLC, to construct a new single-family residence, detached garage, and in-ground swimming pool. The proposed activity is within the WPL area of the Saugatuck River.

The application was presented by William Chappa of Chappa Site Consulting, LLC, on behalf of the owner, 45 Compo Beach Rd LLC.

Per the Chair's request, Edward Gill summarized the Engineering Department's review. Mr. Gill said that the application complied with all of the grading, drainage, and sedimentation and erosion control standards of the Town of Westport. Mr. Gill said that prior to approval of the Zoning Permit, the applicant would be required to provide a detail of the design of the proposed latticework enclosing the two proposed covered porches to show adequate flood openings, but that the calculations for those flood openings provided by the Architect did comply with FEMA standards. Mr. Gill said that he would recommend approval.

There were questions from the Board regarding grading, FEMA compliance, and the history of flooding on the property and in the neighborhood.

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

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).

## **DISCUSSION**

The Chair said that the presentation from Colin Kelly, Director of the Westport Conservation Department, has been rescheduled for the next meeting.

The Chair began a discussion about the Flood Board's site visit to Dead Man's Brook. Mr. Gill summarized the issues that had been discussed at the site visit, including the high costs associated with doing another flood study of Dead Man's Brook to analyze possible improvements that may reduce flooding from that brook, and why the Engineering Department does not recommend that path. The Board members generally agreed, and asked Mr. Gill to create a general outline of a study or project that would be necessary for Dead Man's Brook that they could point to as a long term goal, but that in the short term, they felt that the more reasonable projects that are readily attainable on other watercourses in Westport were a more appropriate goal.

The meeting was adjourned at 8:30 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.