

## Flood & Erosion Control Board – Application Review

MEETING DATE: 07/10/2024

LOCATION: 66 Harbor Road, Westport, CT

APPLICANT: Kasey O'Brien on behalf of the owners, Thomas & Pamela O'Brien.

APPLICATION TYPE: ☒ WPLO ☐ P&Z REFERRAL ☐ ZBA REFERRAL

Appl. # WPL-11929-24 Flood Zones AE (EL. 13).

Floodway? (Y/N) N

REGULATED WATERBODY, (WPLO Applications): Saugatuck River

### ISSUES APPLICABLE TO ALL APPLICATIONS:

Drainage Calculations and/or Plans	The proposed drainage system substantially complies with Town of Westport requirements.
Sedimentation & Erosion Controls	The site plan indicates an anti-tracking pad construction entrance, a stockpile area, and silt fencing. Thus, the application substantially complies with Town of Westport requirements.
FEMA Compliance	The proposed plans depict the finished floor elevation of the proposed house at el. 16.0, a garage below at el. 7.0, mechanicals lifted to the roof, and adequate flood openings for the enclosed spaces beneath the BFE. The proposed staircases are noted to be open beneath. As such, this application substantially complies with FEMA requirements.

### GENERAL NOTES & COMMENTS:

Refer to:

- Conservation Application, dated 05/07/2024.
- Existing Conditions Survey prepared by Land Surveying Services, LLC, entitled "Improvement Location Survey, Prepared for Thomas & Pamela Obrien, 66 Harbor Road, Westport, Connecticut," dated 04/15/2024.
- Proposed Conditions Survey prepared by Land Surveying Services, LLC, entitled "Improvement Location Survey, Prepared for Thomas & Pamela Obrien, 66 Harbor Road, Westport, Connecticut," dated 04/15/2024, as revised to 04/15/2024.
- Site Plan prepared by LANDTECH entitled "Site Improvements for a Proposed Addition, Drainage Plan, Prepared for Thomas & Pamela O'Brien, 66 Harbor Road, Westport, CT," dated 06/13/2024.
- Stormwater Management Report prepared by LANDTECH, dated 06/13/2024.
- Architectural Plans prepared by Richard Swann Architect, 8-sheet set, entitled "O'Brien Residence, 66 Harbor Road, Westport, CT," dated 01/18/2024.



## 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 July 10, 2024

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

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

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Paul Lobdell, Chair, opened the meeting at 7:40 pm.

### Public Hearing

1. **55 Greens Farms Road / WPL-11945-24;** Application of the Town of Westport on behalf of the owner, 1735 Ashley LLC, to conduct a cleaning of the portions of Pussy Willow Brook on the subject property. The proposed activity is within the WPL area of the Pussy Willow Brook.

The application was presented by Keith Wilberg, Town Engineer, on behalf of the owner, 1735 Ashley LLC.

Per the Chair's request, Edward Gill summarized the Engineering Department's review. Mr. Gill said that the proposed activity was meant to aid in addressing nuisance flooding, but would not impact the downstream restrictions that cause the significant flooding in models of larger storms. As such, the result of the project would not have any significant impact on flooding, though for some smaller storms, nuisance flooding upstream may be reduced.

There were questions from the Board regarding the expected project cost, whether anything had been done or could be done on the State property to the south around I-95, and the approval process for the project.

The Chair asked if there were any comments from the Public.

Andrew Colabella, RTM District 4, said that this project was in his district, and he had spoken to several residents in the area who were in favor of this project, and any attempts by the Town to address flooding.

Members of the Board expressed their support for the project, and their hopes that this would serve as an example of future projects that could be done on other watersheds as well.

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

2. **66 Harbor Road / WPL-11929-24;** Application of Kasey O'Brien, on behalf of the owners, Thomas & Pamela O'Brien, to raise and elevate the existing house out of the floodplain and into FEMA compliance, add a small addition to in part provide access to the elevated structure, as well as other associated site improvements. The proposed activity is within the WPL area of the Saugatuck River.

The application was presented by Curt Lowenstein of LANDTECH, on behalf of the owners, Thomas & Pamela O'Brien.

Per the Chair's request, Edward Gill summarized the Engineering Department's review. He said that the application complied with all Town standards, and he would recommend approval.

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, 11, and 12.

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

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.