



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 November 6, 2024

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

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

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

Public Hearing

1. **28 Beachside Avenue / WPL-11981-24;** Application of Cindy Tyminski of Moon Gardens LLC, on behalf of the owners, David Hasson TR / Chiara Rudzin TR C/O SHRK CPA'S LLC, to construct a new single-family dwelling, pool, spa, sports court, bbq, generator, driveway, and associated site development including drainage structures and a septic system. The proposed activity is partially within the WPL area of New Creek.

The application was presented by William Chappa of Chappa Site Consulting.

Per the Chair's request, Edward Gill summarized the Engineering Department's review. Mr. Gill said that the application met all Town requirements, and he recommended approval.

There were questions from the Board regarding FEMA requirements, neighboring properties, and the proposed drainage systems.

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

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

2. **1 Tuck Lane / WPL-12021-24;** Application of Kousidis Engineering, LLC, on behalf of the owners, Amy & Aaron Shapiro, to construct an in-ground swimming pool, patio, and associated site work. The proposed activity is within the WPL area of the Aspetuck River.

The application was presented by Jim Kousidis of Kousidis Engineering, LLC.

Per the Chair's request, Edward Gill summarized the Engineering Department's review. He said that the proposed pool was shown on the plans reviewed and approved by the F&ECB at their 9/1/2021 meeting, application WPL-11375-21. The differences of additional patio and a spa had no additional requirements, and he recommended approval.

There were questions from the Board regarding the previous application on this property, WPL-11375-21, and the expiration date associated with WPL approvals.

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, 8, 9, 11, and 12.

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

3. **3 Yankee Hill Road / WPL-12022-24;** Application of Christopher & Danielle Smith to construct an addition to an existing home, a drainage system, and associated site work. The proposed activity is within the WPL area of Gray's Creek.

The application was presented by Bryan Nesteriak of B&B Engineering.

Per the Chair's request, Edward Gill summarized the Engineering Department's review. He said that the architectural plans would need some additional information to confirm FEMA compliance prior to obtaining a Zoning Permit, which would warrant the inclusion of Standard Condition 7, and that he would recommend approval. He also said that while the applicant did not have much information regarding the origins and off-site location of the pipe shown carrying water through the site, he could provide some information about the pipe's source and route.

There were questions from the Board regarding the drain pipe through the property. The Board discussed requiring additional portions of the pipe to be replaced, inspected, and mapped.

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

The Board requested that the following Special Conditions of Approval be required:

1. Any portion of the existing drain pipe on the property that is within 5' of the proposed addition shall be replaced.
2. If the proposed project qualifies as substantial improvement, it would need to come back to the F&ECB for approval.

The Board did not include any Standard Conditions of Approval.

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

Discussion

The Chair opened the floor for discussion. The Board discussed mapping of minor stream tributaries such as the one at 3 Yankee Hill Road.

The Chair also discussed inviting a speaker from CIRCA to come to the December 4th F&ECB meeting, and said that he had provided the RTM Environment Committee with an update at their last meeting.

The meeting was adjourned at 9:00 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.