



# **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

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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).

**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.