

2. **8 Murvon Court / Application WPL 10955-20**; *Application of William Achilles, AIA, on behalf of the owner, Murvon Court LLC, to construct a new FEMA compliant single family dwelling with attached 1 car garage, crawlspace, patio, and related site appurtenances.*

The project was presented by William Achilles, AIA, on behalf of on behalf of the owner, Murvon Court LLC.

There were questions from the Board regarding the flood storage behavior of the garage; whether the garage doors needed to be special designed for the flood zone; whether the foundation contains flood vents; whether there are specific requirements for propane tanks in flood zones; whether decks are proposed; and stockpile management for the site.

Per the Chair's request, Amrik Matharu summarized the Engineering Department's review of the project, stating that the proposed activity complies with Town of Westport requirements. Mr. Matharu did state that one of the flood vents is slightly higher than 2' above the interior floor per FEMA Technical Bulletin #1. Mr. Achilles responded and stated that the flood vent will be relocated on future plans. However, Mr. Matharu would recommend approval with the following Special Condition:

1. *The flood vent located near the front entrance may need to be relocated since it may be greater than 2' from the crawlspace floor, not permissible by FEMA Technical Bulletin #1. This shall be relocated as part of obtaining a Planning & Zoning Permit.*

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

It was agreed that the aforementioned Special Condition of Approval and following Standard Conditions of Approval were deemed necessary: 1, 2, 3, 6, 7, 8, and 9. (Refer to the appended sheet).

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

3. **12 Hedley Farms Road / Application WPL 10956-20**; *Application of William Achilles, AIA, on behalf of the owners, Christine Gould & Alexander Christon, to construct additional driveway areas, patios, retaining walls, pond stepping stones, and other site appurtenances. The site lies within the Waterway Protection Line (WPL) of a pond tributary to Sasco Creek.*

The project was presented by William Achilles, AIA, on behalf of on behalf of the owner, Christine Gould & Alexander Christon.

As part of the project description, Mr. Achilles stated that the "proposed stepping stones" depicted on the plans are withdrawn from this application.

There were questions from the Board regarding whether the septic system is far enough away from the proposed activity; the construction of the proposed walls; whether a landscape design plan has been created for this application; whether the barbecue is fueled by natural gas or propane; whether the activity would impact the Audubon Society parcels; and whether FEMA regulations apply to the subject application.

Per the Chair's request, Amrik Matharu summarized the Engineering Department's review of the project, stating that the proposed activity complies with Town of Westport requirements. Mr. Matharu did state that due to the lack of information regarding the construction, material, and hydrologic impact of the stepping stones on the pond, he would agree that they should