

# FW: 6 Manitou

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**From:** Andy Soumelidis <ASoumelidis@landtechconsult.com>  
**To:** George Desmond , barrplan  
**Cc:** Robert Cardello <rc@cardelloarchitects.com>, Cory Jorgensen <cjorgensen@wesleystout.com>  
**Subject:** FW: 6 Manitou  
**Date:** Aug 31, 2020 9:47 AM  
**Attachments:** [6 Manitou Court IWW-WPL 11051-20.pdf](#)

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Hi Team,

Attached is the engineering review for 6 Manitou in regards to our WPLO application which is very positive. See below comments needed prior to Zoning permit and Zoning Certificate of Compliance. Will send agenda and Zoom login in a separate email.

Tom Ryder from our office can be the site monitor for this project.

Thanks

**Andy Soumelidis, PE**

**LANDTECH**

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**From:** Matharu, Amrik <amatharu@westportct.gov>  
**Sent:** Monday, August 31, 2020 9:12 AM  
**To:** Andy Soumelidis <ASoumelidis@landtechconsult.com>  
**Cc:** Kelly, Colin <ckelly@westportct.gov>  
**Subject:** 6 Manitou

Andy,

Attached is the review for 6 Manitou; in summary;  
Temporary grading plan for the machine access prior to obtaining a P&Z Permit  
Provide certifications for foundations, walls, etc. in VE Flood Zone as part of obtaining a ZCC  
3<sup>rd</sup> part site monitor to submit S&E reports to Conservation.

Let me know if you have any questions.

Amrik Matharu  
Engineer II

## Flood & Erosion Control Board – Application Review

MEETING DATE: 09/02/2020                      LOCATION: 6 Manitou Court, Westport, CT  
 APPLICANT: Andy Soumelidis, PE, on behalf of the owners, Andrew and Michelle Ludel  
 APPLICATION TYPE: [ ] WPLO [X]    P&Z REFERRAL [ ]    CONSERVATION REFERRAL  
 Appl. # WPL 11055-20                      Flood Zones VE (El. 14)

**REGULATED WATERBODY, (WPLO Appl.):** Saugatuck River

**WPLO REGULATORY ISSUES:**

- Increase in volume of water discharged to the waterway or flood heights in the waterway? No.
- Adverse impact on flood-carrying and/or water storage capacity of waterway? No.
- Adverse impact on adjacent or downstream property owners? No.
- Adverse impact on flow patterns, hydrological energy flow, water circulation, basin configuration, maintenance of fresh or saltwater exchange through culverts, tide gates, or other control structures? No.

**ISSUES APPLICABLE TO ALL APPLICATIONS:**

Drainage Calculations and/or Plans	The stormwater management system proposed complies with the Town Drainage Standards.
Grading	The proposed grading complies with Sec. 32-8 Excavation & Fill, however, an Excavation & Fill Special Permit may be required.
Sedimentation & Erosion Controls	The site plan set depicts double rows of silt fencing, hay bales, turbidity curtain, stockpile area, and anti-tracking pad construction entrances. See comments below.
FEMA Compliance	The project proposes to elevate living space above Flood Zone VE El. 14.0. The project also includes breakaway walls, breakaway glass railings, an open area below the lower boathouse, and mechanicals elevated to 16.5. See comments below.
Water Quality Management (WQM)	The proposed stormwater management system provides storage for the Water Quality Volume. See comments below.

**GENERAL NOTES & COMMENTS:**

- Refer to submitted materials as follows:
- Conservation Application (WPL 11049-20) filed 08/13/2020;
  - Existing conditions prepared by Dennis A. Deilus – Land Surveyor, entitled, “Existing Conditions Map of Property, Prepared for 6 Manitou Court, LLC, 6 Manitou Court, Westport, CT,” dated 03/16/2020
  - Plans prepared by LANDTECH, 6 sheet set, dated 05/12/2020, as revised to 08/11/2020; with sheets C-2 and C-4 revised to 08/25/2020;
  - Architectural plans prepared by Robert A. Cardello, 17 sheet set, dated 06/25/2020, as revised to 07/21/2020.
  - State of Connecticut Department of Energy and Environmental Protection (CT DEEP) Certificate of Permission (COP) License Number 202005391-COP, dated 07/15/2020 and associated application materials.

Comments:

1. Please provide a temporary grading plan for the western construction entrance leading as part of obtaining a Planning & Zoning Permit.
2. The applicant shall obtain certification from a structural engineer that the walls, piers, stairs and breakaway components within Flood Zone VE are constructed to VE Zone Standards as part of obtaining a Zoning Certificate of Compliance.
3. A site monitor shall be required to ensure compliance with sediment & erosion control plans. As such, the monitor shall provide weekly reports to the Conservation Department.