

## Flood & Erosion Control Board – Application Review

MEETING DATE: 10/07/2020

LOCATION: 37 Spicer Road, Westport, CT

APPLICANT: William Achilles, AIA, on behalf of the owner, Spicer37Westport LLC, c/o Nate Gibbons

APPLICATION TYPE: CONSERVATION REFERRAL [ ] WPLO [X] P&Z REFERRAL [ ]

Appl. # WPL11053-20 Flood Zones AE (El. 101.3)

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

Pussy Willow Brook

**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:**

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|------------------------------------|---|
| Drainage Calculations and/or Plans | The proposed stormwater management system complies with the Town Drainage Standards. While the proposed system accommodates the 25-year storm, <b>on this site</b> a system that accommodated the WQV would be sufficient and acceptable. The applicant is recommended to keep the 25-year storm system as proposed, at his discretion. |
| Grading                            | The proposed grading complies with Sec. 32-8 Excavation & Fill.   |
| Sedimentation & Erosion Controls   | The site plan set depicts silt fencing, a stockpile area, and an anti-tracking pad construction entrance. Thus, the application complies with Town requirements for S & E Controls.   |
| FEMA Compliance                    | The project proposes to elevate living space above Flood Zone AE(El. 101.3). The architectural plans include adequate flood vents for enclosed areas below El. 101.3, and specify that no mechanicals, electric, or plumbing shall be installed below BFE + 1. Thus, the application complies with FEMA requirements.                   |
| Water Quality Management (WQM)     | The proposed stormwater management system provides storage for the Water Quality Volume. Refer also to Drainage Calculation comments above.   |

**GENERAL NOTES & COMMENTS:**

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| Comments: | <ol style="list-style-type: none"> <li>1. The applicant has removed the high level overflow from the drainage systems from P1 to P2.</li> <li>2. The applicant has added a storm drain manhole at the midpoint of the 36”RCP drainage pipe traversing the parcel. This manhole is to assist with future cleaning of that pipe.</li> <li>3. The applicant shall internally-inspection-video the 36” RCP prior to commencing construction, and at the completion of construction to determine if the pipe was in any way compromised during construction. The pipe shall be repaired or replaced as necessary.</li> <li>4. The 36” RCP shall be protected during construction activities.</li> <li>5. It is strongly recommended (but not required as part of this application) that the applicant clean the 36” RCP of accumulated sediment, from the properties southern boundary north to the headwall on the parcel. Such a cleaning would be best served by coordinating with the Town of Westport the simultaneous cleaning of the pipe under Spicer Road.</li> <li>6. It should be noted that the 36” RCP under Spicer Road is on the Town’s list of proposed drainage improvement projects. It is proposed to be replaced with a larger culvert. At such a future time when such a drainage improvement project is deemed imminent, the owner of this parcel shall be required to work in conjunction with the Town of Westport to accommodate such an upgrade to the drainage system. No such work is currently or immediately planned for this section of pipe.</li> </ol> |
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Refer to submitted materials as follows:

- Conservation Application (IWW-WPL-11053-20) filed 08/18/2020;
- Survey prepared by Leonard Surveyors, LLC, entitled "Plot Plan Prepared for Spicer 37 Westport LLC, #37 Spicer Road, Westport, Connecticut," dated 11/13/2003 as revised to 09/26/2019.
- Site plan prepared by Chappa Site Consulting, LLC, entitled "Spicer37Westport LLC, 37 Spicer Road, Westport, CT," dated 05/27/2020 as revised to 10/05/2020.
- Drainage Computations prepared by Chappa Site Consulting, LLC, dated 08/03/2020.
- Architectural plans prepared Achilles Architects, 7 sheet set, dated 06/01/2020.