



# 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 February 4, 2026

Present for the Board: Ricardo Ceballos, PE (Chair)  
Robert Aldrich  
Tania Dimyan

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

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Ricardo Ceballos, Chair, opened the meeting at 7:30 pm.

### **Public Hearing**

1. **20 Morningside Drive South / WPL-12262-25**; Application of Lucio Gabriel on behalf of the owner, 20 Morningside Classic Quality Builders LLC, to construct a retaining wall, fence, in-ground swimming pool, patio, and associated grading. The proposed activity is partially within the WPL area of Muddy Brook.

The application was presented by Scott Kiley, on behalf of the owner, 20 Morningside Classic Quality Builders LLC.

Per the Chair's request, Edward Gill summarized the Engineering Department's review. He said that the comments on his review related to grading had been addressed in a revised plan that the applicant had sent him, and he recommended approval.

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

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

The Board voted to close the hearing and went into work session.

The following Standard Conditions of Approval were deemed necessary: 1, 2, 3, 8, 9, 10, 11, and 12.

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

2. **22 Morningside Drive South / WPL-12263-25**; Application of Lucio Gabriel on behalf of the owner, 22 Morningside Luxury Builders LLC, to construct a retaining wall, fence, and associated grading. The proposed activity is partially within the WPL area of Muddy Brook.

The application was presented by Scott Kiley, on behalf of the owner, 22 Morningside Luxury Builders LLC.

Per the Chair's request, Edward Gill summarized the Engineering Department's review. He said that the application complied with Town standards, and recommended approval.

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

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

The Board voted to close the hearing and went into work session.

The following Standard Conditions of Approval were deemed necessary: 1, 2, 3, 8, 9, 10, 11, and 12.

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

3. **8 Canal Road / WPL-12264-25**; Application David Giorlando to renovate and construct additions to an existing single-family dwelling. The proposed activity is within the WPL area of the Saugatuck River.

The application was presented by Justin Giorlando of Force Engineering, LLC, on behalf of the owner, David Giorlando.

Per the Chair's request, Edward Gill summarized the Engineering Department's review. He said that the comments related to the drainage system and FEMA compliance had both been addressed on revisions submitted to him, and he recommended approval.

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

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

The Board voted to close the hearing and went into work session.

The following Standard Conditions of Approval were deemed necessary: 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, and 12.

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

The meeting was adjourned at 8:00 pm.

Respectfully submitted,

**Ricardo Ceballos, PE, Chair**

Flood & Erosion Control Board

RC/eamg

Cc: First Selectman, 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](mailto: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.