

**ENVIRONMENTAL PROTECTION BOARD  
CITY OF STAMFORD  
FINAL MINUTES OF THE NOVEMBER 18, 2021  
REGULAR MEETING  
CONDUCTED VIA INTERNET AND CONFERENCE CALL**

**MEMBERS PRESENT:**

Gary H. Stone, Chairman  
Joseph Todd Gambino, Member  
Laura Tessier, Member  
Thomas C. Romas, Alternate Member

**MEMBERS NOT PRESENT:**

Dr. Leigh Shemitz, Member  
David J. Kozlowski, Alternate Member  
Stephen J. Schneider, Alternate Member  
Ashley A. Ley, Former Member (Resigned as of November 16, 2021)

**STAFF PRESENT:**

Pamela Fausty, Environmental Analyst  
Lindsay Tomaszewski, Environmental Analyst  
Lesley Capp, OSS, Land Use Bureau

The meeting was called to order by Mr. Stone at 7:30 p.m. Seated for the meeting were Mr. Stone, Mr. Gambino, Ms. Tessier and Mr. Romas.

Mr. Stone stated for the record that Ms. Ley has resigned from the Environmental Protection Board effective immediately as she has been elected to the Board of Representatives and no longer able to serve as a member of EPB. Mr. Stone thanked Ms. Ley for her years of service.

Mr. Stone introduced the first item on the agenda.

➤ **MINUTES:**

**September 23, 2021 - Regular Meeting:**

**Discussion:** Mr. Stone asked the Board if everyone had a chance to review the September 23, 2021 minutes. All responded they had reviewed the minutes and no comments or changes.

**Motion/Vote:** Upon a motion by Ms. Tessier and seconded by Mr. Gambino, the Board voted to **ACCEPT** the Regular Meeting Minutes of September 23, 2021.

In Favor:	Stone, Gambino, Tessier and Romas
Opposed:	None
Abstaining:	None
Not Voting:	None

**October 21, 2021 - Regular Meeting:**

**Discussion:** Mr. Stone asked the Board if everyone had a chance to review the October 21, 2021 minutes. All responded they had reviewed the minutes and no comments or changes.

**Motion/Vote:** Upon a motion by Ms. Tessier and seconded by Mr. Gambino, the Board voted to **ACCEPT** the Regular Meeting Minutes of October 21, 2021.

In Favor: Stone, Gambino, Tessier and Romas  
Opposed: None  
Abstaining: None  
Not Voting: None

➤ **APPLICATIONS AND PERMITS:**

**Acceptances/Extensions/Withdrawals:**

**Action Items:**

**#2021-13 - 265 Cascade Road, Lot #1 - North Ridge contractors, LLC:** To construct a single-family dwelling, driveway, septic, well, drainage and other related facilities proximate to wetlands, watercourses and designated conservation easement areas situated within the drinking water supply watershed of the Rippowam River. The property is situated along the east side of Cascade Road, approximately 320 ft. south of North Ridge Road, and is identified as Lot 1, Account 002-4916, Card S-023, Map 27, Block 384, Zone RA-1, and  $\pm 1.1938$  Acres.

Extension: Reference is made to the EPB Agenda Summary Report dated September 17, 2021 / Revised October 15, 2021 & November 12, 2021 containing 17 conditions for approval.

**Discussion:** Ms. Fausty explained that this application had been deferred twice due to concerns with encroachments regarding the reserve septic system. Ms. Fausty provided specifics on the current status of the reserve septic system, updated details on the planting plan and stated all concerns have been addressed.

Mr. Stone asked the Board for questions and/or comments; all responded no comments or questions.

Mr. Stone called for the applicant's representative.

John F. X. Leydon, Jr., Esq. introduced himself along with Robert Rondano, Principal; Bryan Muller, P.E., Muller Engineering; John Pugliesi, P.E., Edward J. Frattaroli, Inc.; and Matt Popp, Environmental Land Solutions.

Mr. Leydon stated there was no presentation planned and everyone was in attendance to answer any possible questions. Mr. Leydon also stated he was in agreement with Ms. Fausty's report.

Mr. Stone asked the Board for any last comments or questions; there was no response.

Mr. Stone called for a motion on Application #2021-13.

**Motion/Vote:** Upon a motion by Mr. Romas and seconded by Mr. Gambino, the Board voted to

**ACCEPT** EPB Permit Application No. 2021-13 with the 17 conditions listed in the EPB Agenda Summary Report with a revision date of November 12, 2021.

In Favor: Stone, Gambino and Romas  
Opposed: Tessier  
Abstaining: None  
Not Voting: None

**#2021-16 - 88 Shelter Rock Road, Lot #N-19 - Taylor Kurtz & Jason Bencivengo:** To install a new septic system within wetland setback areas and special flood hazard areas on property located within the public drinking water supply watersheds of the Mianus River (East Branch). Approximately 930 sq. ft. of setback and 340 sq. ft. of floodplain will be impacted by the proposed activities according to the applicant. The property is situated along the east side of Shelter Rock Road, approximately 1,000 ft. south of the intersection of Shelter Rock and Rocky Rapids Roads, and is identified as Lot N19, List 000-3383, Card E-010, Block 394, Map 48, Zone RA-1, and ±1.379 Acres.

Extension: Reference is made to the EPB Agenda Summary Report dated November 15, 2021 with 10 conditions of approval.

**Discussion:** A summary of the application was offered by Ms. Tomaszewski providing details of the project and impacts to the area from the work to be performed.

Mr. Stone asked the Board for comments and/or questions.

Mr. Gambino stated he did have a concern that the new pump station force main may disturb trees along the route to the front yard but Ms. Tomaszewski addressed that in her statement.

Ms. Tessier and Mr. Romas both responded no comments.

Mr. Stone called for the applicant's representative.

Mr. Curt Lowenstein, LandTech, responded as the applicant's representative.

Mr. Stone asked Mr. Lowenstein if he received the Agenda Summary Report and was in agreement. Mr. Lowenstein stated he had received the Agenda Summary Report and was in agreement.

Mr. Stone called for a motion on Application #2021-16.

**Motion/Vote:** Upon a motion by Mr. Gambino and seconded by Ms. Tessier, the Board voted to **ACCEPT** EPB Permit Application No. 2021-16 with the 10 conditions listed in the EPB Agenda Summary Report dated November 12, 2021.

In Favor: Stone, Gambino, Tessier and Romas  
Opposed: None  
Abstaining: None  
Not Voting: None

**Site Plan Review:** None.

**Subdivision Review:** None.

**Show Cause Hearings/Enforcement:**

**Westover Road, Lot #3 - Westover Enterprises, LLC - Withdraw Cease & Desist and file a Notice of Compliance:** Ms. Fausty provided background details on this violation, which began in 2008 and was resolved in 2015. Ms. Fausty explained that this application had been deferred twice due to various Board concerns, with the most recent being encroachments regarding the reserve septic system. Ms. Fausty provided specifics on the current status of the reserve septic system, updated details on the planting plan and stated all concerns have been addressed. Upon a recent title search, it was discovered a Notice of Violation was still active on the Land Records. Ms. Fausty stated this is an administrative issue to withdraw the Cease & Desist and file the Notice of Compliance.

Mr. Stone called for a motion on Westover Road, Lot #3 - Westover Enterprises, LLC.

**Motion/Vote:** Upon a motion by Ms. Tessier and seconded by Mr. Gambino, the Board voted to **WITHDRAW THE CEASE & DESIST AND FILE A NOTICE OF COMPLIANCE** on the Stamford Land Records.

In Favor: Stone, Gambino, Tessier and Romas  
Opposed: None  
Abstaining: None  
Not Voting: None

➤ **OTHER BUSINESS:** None.

➤ **ADJOURN:**

**Adjourn the Regular Meeting of November 18, 2021:**

**Motion/Vote:** Upon a motion by Mr. Gambino and seconded by Ms. Tessier, the Board voted to **ADJOURN** the Regular Meeting of November 18, 2021.

In Favor: Stone, Gambino, Tessier and Romas  
Opposed: None  
Abstaining: None  
Not Voting: None

Meeting adjourned at 7:52 p.m.

Gary H. Stone, Chairman  
Environmental Protection Board