



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

Memo To: Vineeta Mathur, Associate Planner
Zoning Board, Stamford

From: Lindsay Tomaszewski, Environmental Analyst
Environmental Protection Board

Subject: 50 Barry Place
Continental Family Holdings LLC & Wings Manager LLC
PB #4047

Date: February 1, 2023

REFERENCES

- “Preliminary Subdivision Map” for Continental Family Holdings LLC, 23 & 50 Barry Place, Stamford, CT by Robert Liddel, Jr. CT LS 15775, D’Andrea Surveying & Engineering PC, dated December 15, 2022.

Continental Family Holdings LLC and Wings Manager LLC are seeking the approval of a two lot subdivision. The site is just outside of the CAM zone and supports commercial structures. The applicant has also filed a Zoning Board application to demolish the building in the northern section of the site, proposed Parcel B, and construct a new indoor ice rink, ZB 223-01. The neighboring golf course, south and west of the site, supports inland wetlands. The 25 foot upland review area for two of the wetland systems extend onto 50 Barry Place. These include an area near the south east corner and along the western property line. The wetland west of the site, also extends north onto the westernmost extension of the site.

The parcel is identified as follows in the records maintained by the Stamford Tax Assessor:

<u>Address</u>	<u>Lot No.</u>	<u>Account</u>	<u>Card</u>	<u>Map</u>	<u>Block</u>	<u>Zone</u>	<u>Area</u>
50 Barry Place	A & B	003-1399	W-002	137	35	MG	~11.773 Acres

In July 2016, the Environmental Protection Board approved a permit to construct stormwater drainage system improvements on the site and within the upland review area of the western wetland system, EPB #1621. Topographic Surveys from 2016, prior to permit approval, and 2022 confirm that this were was, in part, completed. The EPB did not receive the bond required prior to the start of work, nor notification that work had begun. The applicant has confirmed that most of the drainage work was done and the rest is expected to be completed. Per EPB 1621, additional conditions are required upon completion of the approved work.

Prior to EPB endorsement of PB 4047, the work associated with EPB 1621 must be completed, and the permit closed out. The conditions required to close out the permit are listed:

- Submission of Standard Drainage Maintenance Agreement
- Submission of Landscape Maintenance Agreement
- All Landscaping improvements to be completed under the supervision of a qualified professional with certification proper completion provided to EPB staff.
- Submission of a Final as-built plans in the form of an “Improvement Location Survey” and a Connecticut registered professional Engineer shall submit written correspondence certifying (signed and sealed) that the drainage, grading and final stabilization measures have been fully and properly completed per the approved plans and permit.

Thank you for the opportunity to comment.