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March 1, 2023

Environmental Protection Board (EPB)  
City of Stamford  
888 Washington Blvd.  
Stamford, CT 06904

Re: Wetland Narrative  
213 Blackwood Lane, Stamford, CT

Dear EPB Members:

David Giambalvo, the new owner of the above referenced property, is proposing landscape improvements to his property. The proposed landscape activities include converting a small shallow front yard wetland depression into a wet meadow, replacing an existing old drainage pipe under the driveway, and wetland buffer plantings. A narrow wetland corridor with a south flowing watercourse bisects the site near its center. Environmental Land Solutions, LLC (ELS) has been retained by the property owner to prepare this wetland narrative which summarizes the project with emphasis placed on inland wetland and watercourse resources, their functions and potential development-related impacts to these regulated areas. To complete this task, ELS staff visited the site on 12/28/22.

A similar EPB application to fill the front yard wetland depression was approved in 2005 (Application No. 2454). With regards to this application, ELS staff visited the site on 1/15/2002.

**Existing Conditions**

The somewhat square-shaped 1.34 ± acre site lies at the northern terminus of Blackwood Lane. The site contains a centrally located house, septic system, driveway and landscaped areas. The site's primarily regulated area is the Haviland Brook, which is located along the property's western boundary. A narrow 35x230' ± wetland corridor, which drains toward the south, is found to the east of the house. The northern half of the wetland corridor is maintained as lawn and ends at the driveway. A shallow 30x40' ± old farmer's pond is found just to the north of the driveway. This depression contained approximately 6-8" of surface water and miscellaneous landscape debris during the 2022 site visit. Surface water from the ponding area is piped under the existing driveway. South of the driveway, the wetland corridor is generally wooded.

## Wetlands Functions

Based upon personal experience and the publication entitled “The Highway Methodology Workbook Supplement, Wetland Functions and Values, *A Descriptive Approach*,” prepared by the US Army Corps of Engineers, NEDEP-360-1-30a, September 1999, the limited functions that can be attributed to the site’s wetlands include the minor floodwater storage, sediment retention, and wildlife habitat.

## **Proposed Condition**

The plan calls for filling the 1200± sf depression with approximately 70 CY of clean fill to an elevation just below the grade of the surrounding landscape. The filled area will be planted with herbaceous containerized plants and then be seeded with a native wet meadow mix. The filled pond will be maintained as a wet meadow with its border demarcated with boulders. The new wet meadow will be pitched toward south and into a new replacement drainage pipe located under the driveway. The new wet meadow will aid to uptake nutrients (such as fertilizers) from stormwater runoff by plant uptake, aid to stabilize soils, and aid to enhance wildlife habitat. Native plants are also proposed within the Haviland Brook buffer to the rear and south of the house.

Erosion controls are proposed to contain construction sediments. Tree protection fencing is proposed around one tree that borders the south side of the shallow pond. The existing septic system on the far north side of the dwelling will be protected with orange construction fence throughout the construction period. The project will be completed during an anticipated dry period and should be completed in about one week’s time.

## **Summary**

The application proposes to fill a small 1200± sf old shallow pond located within the site’s front yard, similar to that which was approved by the EPB back in 2005. The former pond will be maintained as a wet meadow. No significant adverse impacts are anticipated to the wetland functions currently provided by the pond depression. The projects also proposes native trees and shrubs within the Haviland Brook buffer for habitat enhancement purposes.

Sincerely,



Matthew J. Popp  
Professional Wetland Scientist / Landscape Architect

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