

28 Quaker Ridge Road

Environmental Protection Board

Application Checklist:

1. Completed application form.
2. Full-size existing and proposed conditions site plans*, prepared by licensed professionals, at a scale of 1"= 60' or larger. Proposed conditions plans shall include an inset map at a scale of 1"=1,000' locating the subject property.
3. Complete Site Plan Set reduced to fit 11"x17" ledger paper.
4. Recent GIS aerial image of the subject property, in color and sized to fit 8.5"x11" paper.
5. Project narrative describing the proposed a) activity and its purpose, b) erosion and sedimentation controls and other best management practices, c) mitigation measures, and d) alternatives considered.
6. Biological narrative describing existing conditions and the likely impacts of the proposed activities on applicable wetlands, watercourses, conservation areas, and/or floodplains.
7. Recent photographs of the proposed project area and associated wetlands, watercourses, conservation areas, and/or floodplains.

Plus:

11. A copy of the property deed.
12. Part II completed on a "Statewide Inland Wetlands & Watercourses Activity Reporting Form". (<https://portal.ct.gov/-/media/DEEP/water/wetlands/SIWWARF-PDF-Template.pdf>)
13. A list of the names and mailing addresses of property owners advised of the filing of the application, a proof of mailing (i.e., USPS Certificate of Mailing), and a copy of the letter which was sent. (Detailed notification requirements are available in Section II. of the EPB application instructions)
16. An original soil scientist signed soils report with sketch of wetlands and watercourses flagged on subject property.
17. Extra: Existing Conditions Map

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**City of Stamford
Environmental Protection Board
888 Washington Boulevard
Stamford, CT 06904
(203) 977-4028**

APPLICATION FOR A PERMIT TO CONDUCT REGULATED ACTIVITIES

1. APPLICANT

Name of Applicant: Anlyn Hilderbrand

Home Address: 28 Quaker Ridge Road Stamford, CT 06903

Telephone: 203-561-7728 Email address: Anlynhilderbrand@gmail.com

Business Address: N/A

Business Phone: _____

Title of Project (if applicable): Hilderbrand

Applicant's Interest in the Property (check where appropriate)

Owner: ☒ Agent: ☐ Lessee: ☐ Lessor: ☐ Other: _____
(Specify)

2. OWNER

Name of Subject Property Owner: Same

Home Address: _____

Telephone: _____ Email address: _____

Business Address: _____

Business Phone: _____

If the applicant is not the owner of record, the owner must provide signed correspondence authorizing the applicant to file this application to conduct regulated activities.

3. LOCATION / DESCRIPTION

a) Address of the subject property: 28 Quaker Ridge Road Stamford, CT 06903

b) Geographical location in sufficient detail to allow identification of the subject property on the "Inland Wetlands and Watercourses Map"
(include orientation sketch)

Please see attached aerial

Lot Number: 34 391B

List Number: 2020-01-0020955

Subdivision #: N/A

T-Map Number: Parcel "B" no. 7,284 S.L.R

Total Acreage: .9162 ACRES

Assessor's Card #: 001-0344

Zone: RA-1

Block Number: 391

c) Is the Property is located within 500 feet of a Municipal Boundary?

Yes: ____ (See Instructions Section III "Special Notification") No: X

c) Is the Property is located within a drinking water supply watershed?

Yes: ____ (See Instructions Section III "Special Notification") No: X

e) The Property is serviced by (check where appropriate)

Septic system: X Sewer: ____ / Private well: X Municipal water: ____

4. REGULATED ACTIVITIES

a) License is sought to conduct the following regulated activities
(check where appropriate)

Alteration: ____ Deposition: ____ Construction: X Removal: ____

Pollution: ____ Obstruction: ____ Other (Specify): Container pool

b) The proposed activities will affect the following (check where appropriate)

Wetland soils: ____ Watercourse: ____ Open water: ____

Floodplain: ____ Open space/Conservation easement (CE): ____

Upland Review Area (URA) ¹: X Other (Specify): ____

¹ The Upland Review Area in non-drinking water supply watersheds is 25 feet from the edge of wetlands and watercourses.
The Upland Review Area in the drinking water supply watersheds of the Mianus and upper Rippowam Rivers is 50 feet from the edge of wetlands and 100 feet from watercourses.

- c) Purpose and brief description of the activities for which authorization is requested:

Container pool installation. Total Impervious Surface 128 sq ft.

- d) Existing Conditions – Area Totals of Entire Property

- i) Square feet of Wetlands: 4,839.8 SF
- ii) Linear feet of Watercourse: _____
- iii) Square feet of Open water: _____
- iv) Square feet of Floodplain: _____
- v) Square feet of Open space/CE: _____
- vi) Square feet of URA: 8,290.8 SF

- e) Proposed Conditions – Total Area Affected

- i) Square feet of Wetlands affected: 0
- ii) Linear feet of Watercourses affected: _____
- iii) Square feet of Open water affected: _____
- iv) Square feet of Floodplain affected: _____
- v) Square feet of Open space/CE affected: _____
- vi) Square feet of URA affected: 128
- vii) Square feet of Wetlands created: _____

5. STANDARD NOTIFICATION REQUIREMENT

Names and addresses of individuals notified of this pending application as required by “The Inland Wetland and Watercourses Regulations of the City of Stamford” (*See Instructions Section II for details*)

Name	Address
<u>Alexandra Lysenko</u>	<u>36 Quaker Ridge Road</u>
<u>Joseph Pigott</u>	<u>15 Quaker Ridge Road</u>
<u>Neil Gershon</u>	<u>29 Quaker Ridge Road</u>
<u>Steven Kosterich</u>	<u>41 Quaker Ridge Road</u>
<u>Alana Sliwinski</u>	<u>55 Quaker Ridge Road</u>
<u>Todd Price</u>	<u>161 E. Hunting Ridge Road</u>
<u>Eileen Jachym</u>	<u>173 E. Hunting Ridge Road</u>
<u>Elizabeth Rastz</u>	<u>12 Falmouth Road</u>
<u>Susan Lauria</u>	<u>29 Falmouth Road</u>
<u>Jonathan Neuhaus</u>	<u>45 Falmouth Road</u>

(Attach additional sheets if necessary)

GENERAL CONDITIONS

The undersigned applicant understands that this application is to be considered complete when all information and documents required by the agency have been submitted.

The agency may request additional information to properly evaluate the proposed activities pursuant to Section 5.5 of the "Inland Wetland and Watercourses Regulations of the City of Stamford." The applicant will be notified in writing of any further information required or when the application is deemed complete.

The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge.

The undersigned applicant hereby consents to necessary and proper inspections of the above property by authorized agents of the EPB.

Written signature  _____

Printed name Anlyn Hilderbrand

Date 7/12/2023

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PRINTS NOT VALID WITHOUT ORIGINAL SIGNATURE & SEAL.

STANDARD CITY OF STAMFORD NOTES:

1. A STREET OPENING PERMIT IS REQUIRED FOR ALL WORK WITHIN THE CITY OF STAMFORD RIGHT-OF-WAY.
2. ALL WORK WITHIN THE CITY OF STAMFORD RIGHT-OF-WAY SHALL BE CONSTRUCTED TO CITY OF STAMFORD REQUIREMENTS, THE STATE OF CONNECTICUT BASIC BUILDING CODE AND THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL.
3. THE ENGINEERING BUREAU OF THE CITY OF STAMFORD SHALL BE NOTIFIED THREE DAYS PRIOR TO ANY COMMENCEMENT OF CONSTRUCTION OR WORK WITHIN THE CITY OF STAMFORD RIGHT-OF-WAY.
4. TREES WITHIN THE CITY OF STAMFORD RIGHT-OF-WAY TO BE REMOVED SHALL BE POSTED IN ACCORDANCE WITH THE TREE ORDINANCE.
5. PRIOR TO ANY EXCAVATION THE CONTRACTOR AND/OR APPLICANT/OWNER, IN ACCORDANCE WITH PUBLIC ACT 77-350, SHALL BE REQUIRED TO CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 FOR MARK-OUT OF UNDERGROUND UTILITIES.
6. ALL RETAINING WALLS THREE (3) FEET OR HIGHER MEASURED FROM FINISHED GRADE AT THE BOTTOM OF THE WALL TO FINISHED GRADE AT THE TOP OF THE WALL AND RETAINING WALLS SUPPORTING A SURCHARGE OR IMPOUNDING CLASS I, II OR III-A LIQUIDS ARE REQUIRED TO HAVE A BUILDING PERMIT. RETAINING WALLS SHALL BE DESIGNED AND INSPECTED DURING CONSTRUCTION BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, RETAINING WALLS SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT.
7. CERTIFICATION WILL BE REQUIRED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT THAT WORK HAS BEEN COMPLETED IN COMPLIANCE WITH THE APPROVED DRAWINGS.
8. A FINAL IMPROVEMENT LOCATION SURVEY WILL BE REQUIRED BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF CONNECTICUT.
9. CONNECTION TO A CITY-OWNED STORM SEWER SHALL REQUIRE THE WAIVER COVERING STORM SEWER CONNECTION TO BE FILED WITH THE CITY OF STAMFORD ENGINEERING BUREAU.
10. GRANITE BLOCK OR OTHER DECORATIVE STONE OR BRICK, DEPRESSED CURB, DRIVEWAY APRON AND CURBING WITHIN THE CITY OF STAMFORD RIGHT-OF-WAY SHALL REQUIRE THE WAIVER COVERING GRANITE BLOCK DEPRESSED CURB AND DRIVEWAY APRONS TO BE FILED WITH THE CITY OF STAMFORD ENGINEERING BUREAU.
11. SEDIMENT AND EROSION CONTROLS SHALL BE MAINTAINED AND REPAIRED AS NECESSARY THROUGHOUT CONSTRUCTION UNTIL THE SITE IS STABILIZED.
12. TO OBTAIN A CERTIFICATE OF OCCUPANCY, SUBMITTAL MUST INCLUDE ALL ITEMS OUTLINED IN THE CHECKLIST FOR CERTIFICATE OF OCCUPANCY (APPENDIX D OF THE CITY OF STAMFORD DRAINAGE MANUAL).
13. ROADWAY AT CONSTRUCTION ENTRANCE MUST BE KEPT CLEAN OF DEBRIS AND SEDIMENT.

LEGEND: -

90 EXISTING CONTOUR LINE

x 90.5 SPOT ELEVATION

XX SEDIMENT BARRIER

CF CONSTRUCTION FENCE

FD FOOTING DRAINS

RL ROOF LEADERS

DHW OVERHEAD WIRES

B.C. BOTTOM OF CURB

BOT. BOTTOM

B.W. BOTTOM OF WALL

CB CATCH BASIN

EL. ELEVATION

F.L. FLOW LINE

R.C.P. REINFORCED CONCRETE PIPE

T.B.R. TO BE REMOVED

T.C. TOP OF CURB

T.W. TOP OF WALL

TYP. TYPICAL

STONEMAN STONEWALL

RETAINING WALL

TREE

TREE

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SEPTIC SYSTEM SHOWN HEREON DESIGNED BY LAUREL HILL INC. AND IS ON FILE WITH THE STAMFORD HEALTH DEPARTMENT. FRANGIONE ENGINEERING, LLC DID NOT DESIGN THE SEPTIC SYSTEM.

FRANGIONE ENGINEERING, LLC TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE WETLAND BOUNDARY AS DETERMINED BY THE SOIL SCIENTIST.

REFER TO PARCEL "B" MAP NO. 7,284 S.L.R.

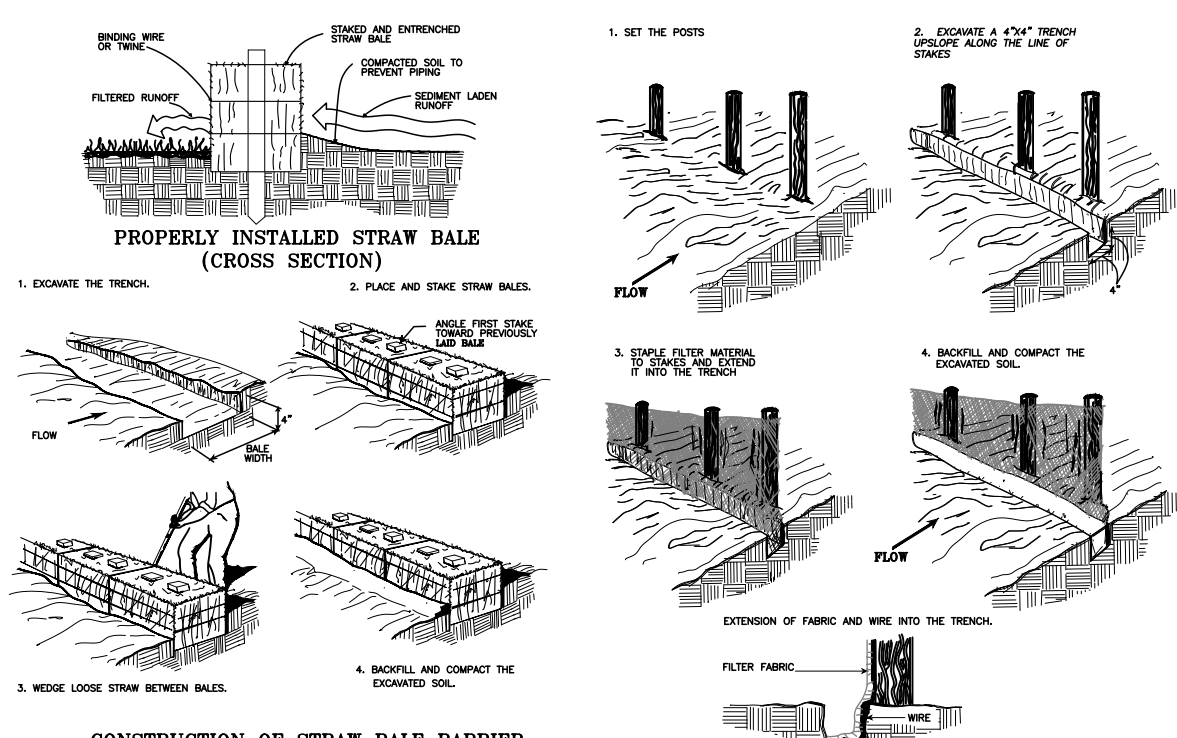
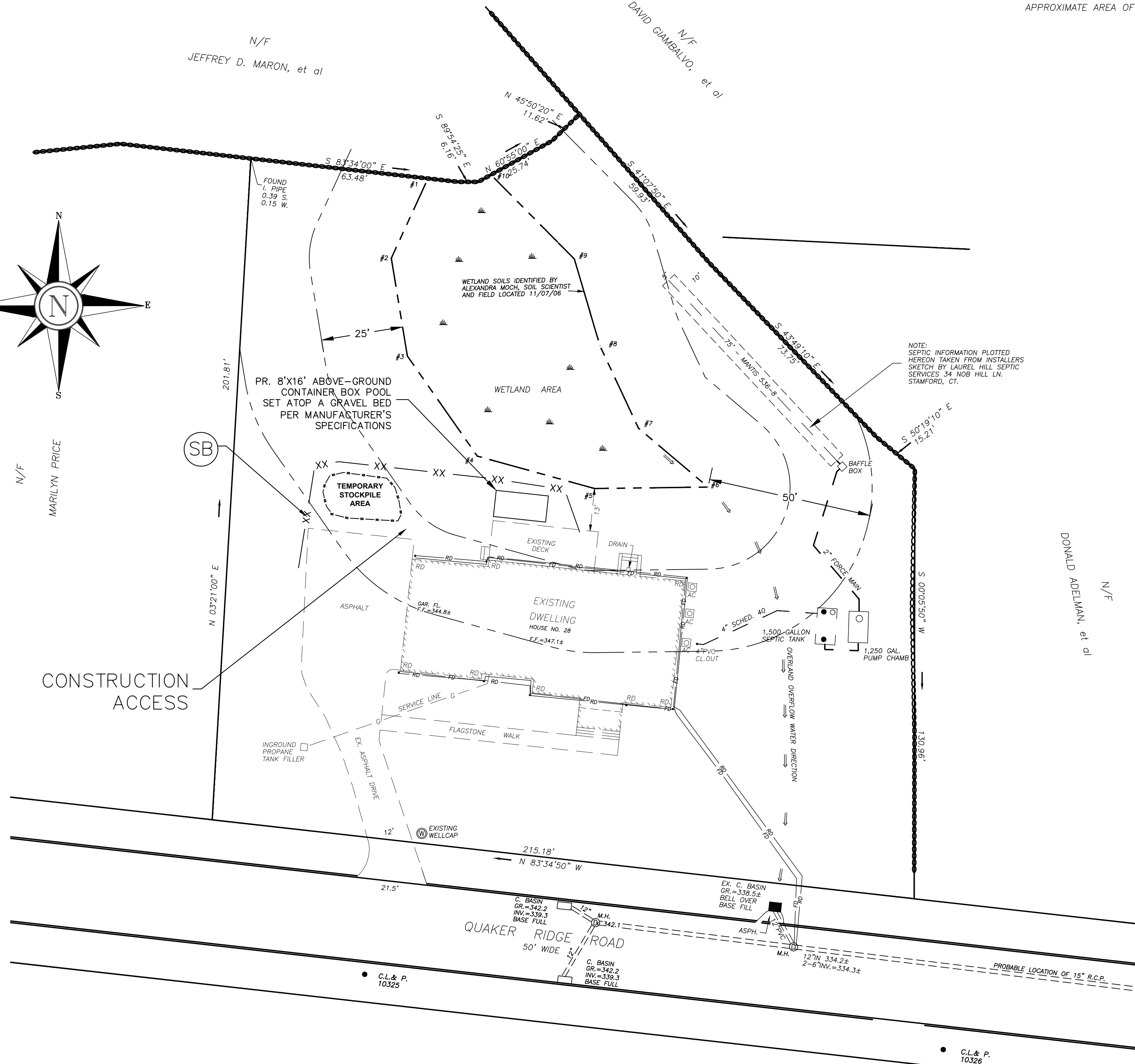
ELEVATIONS SHOWN HEREON ARE IN THE NGVD 1929 SYSTEM.

WETLANDS SHOWN HEREON WERE DEFINED BY ALEXANDRA MOCH, CERTIFIED SOIL SCIENTIST AND LOCATED BY ROBERT HAMILTON, SURVEYOR. FRANGIONE ENGINEERING, LLC TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE WETLAND DELINEATION.

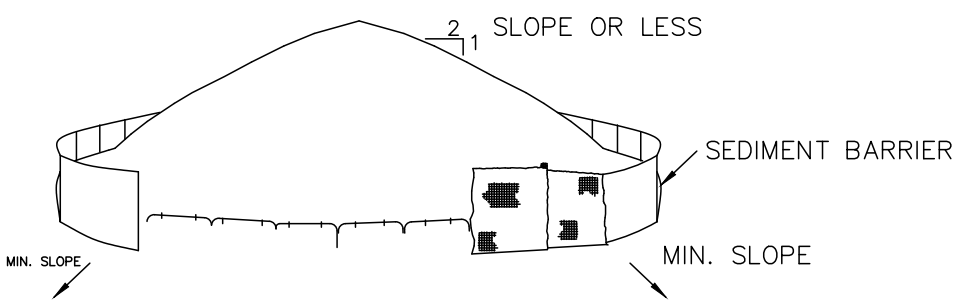
ORIGINAL TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY PREPARED BY ROBERT T. HAMILTON PROFESSIONAL LAND SURVEYORS, LLC ENTITLED "COMPILED PLAN - AS-BUILT - PREPARED FOR NATALIA GERASIMOFF" LAST REVISED SEPTEMBER 16, 2019. FRANGIONE ENGINEERING, LLC TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE ORIGINAL TOPOGRAPHIC SURVEY.

UTILITY NOTE:

Underground utilities, facilities and structures have been plotted from surface indications and record sources. The locations of all underground utilities are approximate only. Additionally, there may be other underground utilities the existence of which is presently unknown. Any party utilizing the utility information and data depicted on this survey shall call "CALL BEFORE YOU DIG" at 800-922-4455 a minimum of forty eight (48) hours prior to any construction activities to verify the location of underground utilities.



SEDIMENT BARRIER



INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY STOCKPILE DETAIL

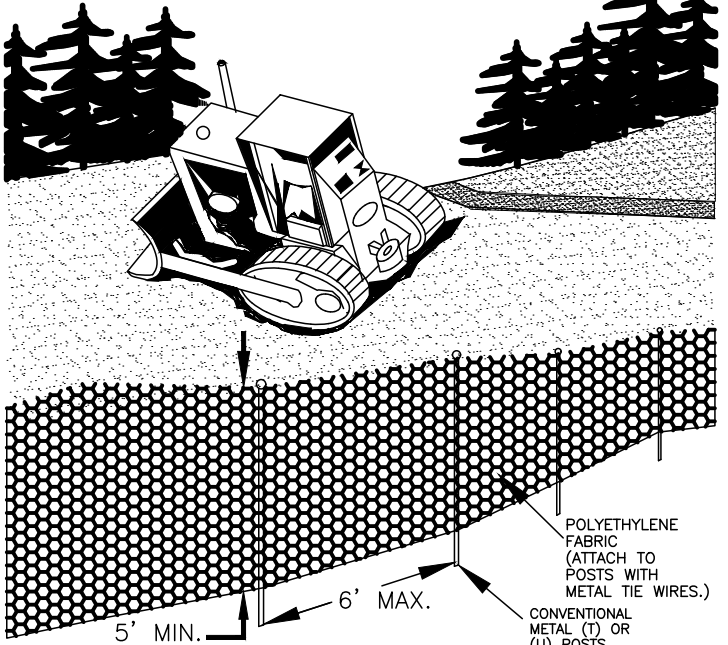
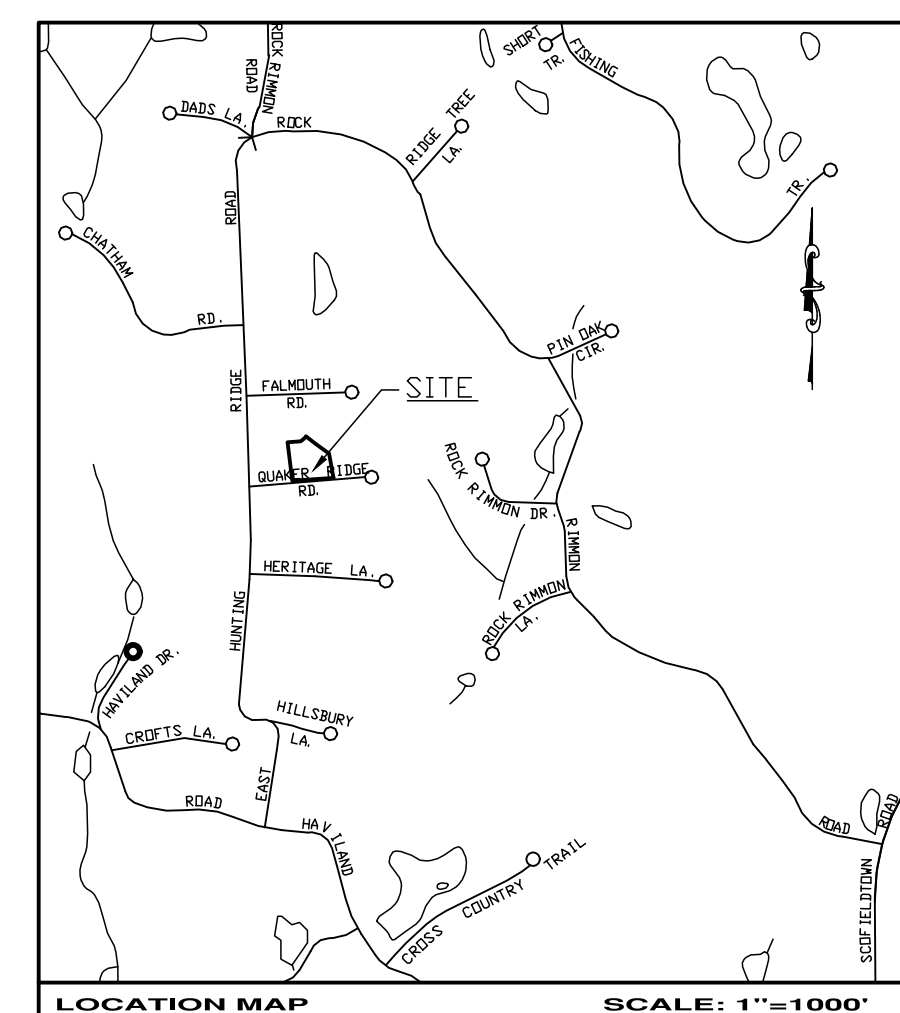
AREA = 0.9162 ACRES (39,908 SF)
ZONE IS "RA-1"

SCALE: 1" = 20'

WETLANDS STATISTICS:

AREA OF ON-SITE WETLANDS: 4,839.8 SF (0.111 AC.)
AREA OF 25' UPLAND REVIEW: 8,290.8 SF (0.19 AC.)

APPROXIMATE AREA OF UPLAND DISTURBED: 1,200 SF (0.028 AC.±)

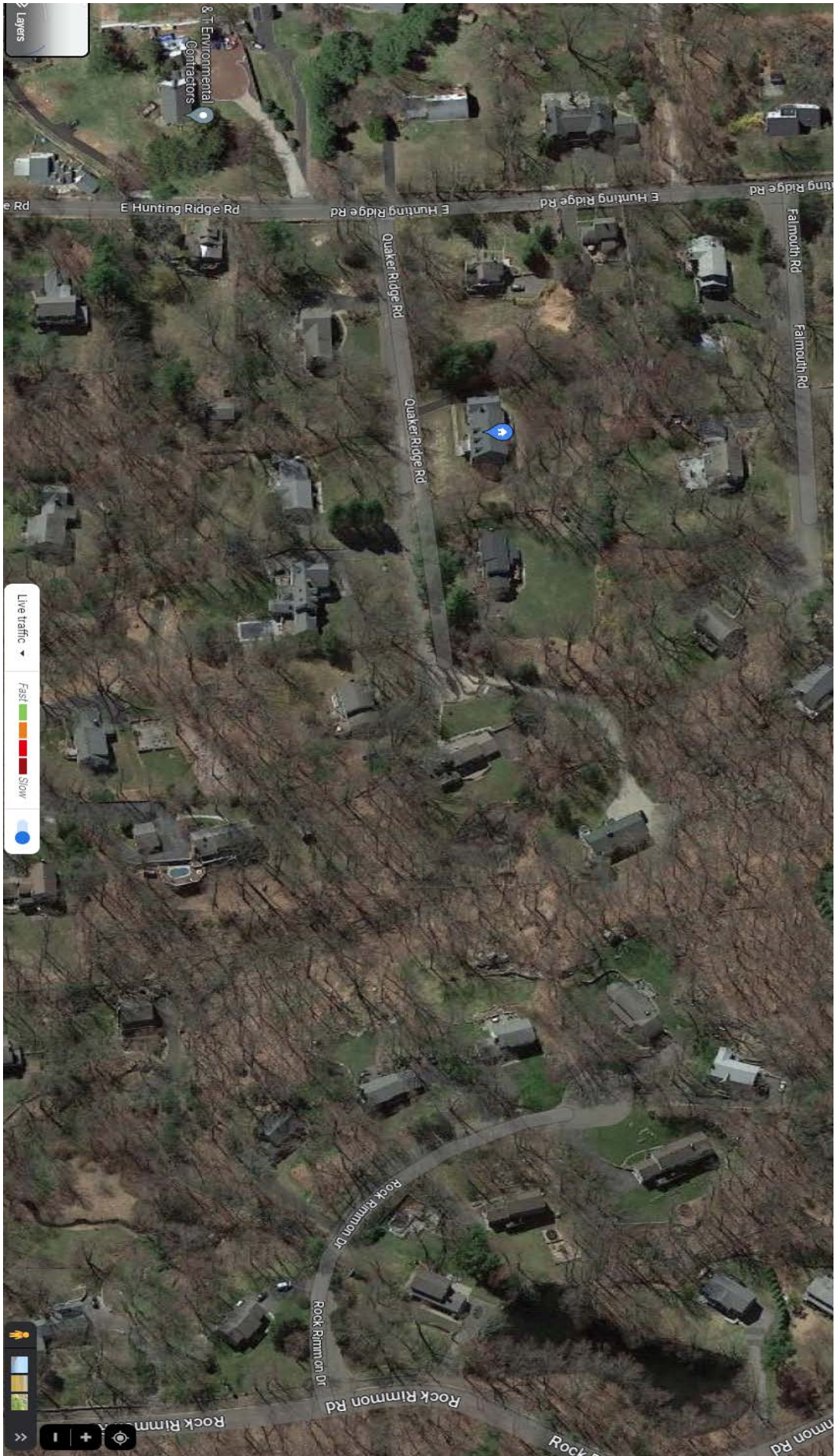


SAFETY FENCE
(AS NECESSARY)



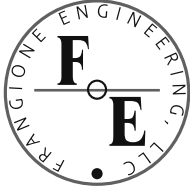
No	DATE	DESCRIPTION	DWG
REVISIONS			
PROJECT			
PROPOSED SITE PLAN PREPARED FOR			
ANLYN HILDEBRAND			
28 QUAKER RIDGE ROAD			
STAMFORD CONNECTICUT			
DRAWING NAME			
OVERALL SITE PLAN			
SCALE	1" = 20'	MUNICIPALITY	STAMFORD
DATE	JULY 6, 2023	SHEET	1 OF 1
DRAWN	R.M.F.	BLOCK	391
FILE NAME:			
C:\FRANGIONE\STAMFORD\HILDEBRAND 28 QUAKER RIDGE\HILDEBRAND 28 QUAKER RIDGE SITE.DWG			
FRANGIONE ENGINEERING, LLC CIVIL ENGINEERING STRUCTURAL ENGINEERING LAND DEVELOPMENT 15 SNOWBERRY LANE NEW CANAAN, CT 06840 (203) 554-9551 (PHONE) (203) 966-6957 (FAX)			
FRANGIONE ENGINEERING, LLC F E			

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Frangione Engineering, LLC
15 Snowberry Lane
New Canaan, CT 06840
Phone: 203.554.9551
Web: www.frangione.net

Drainage Summary Report
Property of Anlyn Hildebrand – 28 Quaker Ridge Road, Stamford, CT

In 2016 our office represented the prior owners, Gerkos, LLC when they demolished the original house and constructed a new house in the same location on their 39,908-sq. ft. property at 28 Quaker Ridge Road. That work was completed in 2018. Now the new owner proposes installing an above-ground modular pool that will be 128 SF in surface area. The pool addition will still be a reduction in impervious area from a previously-submitted plan. Runoff from all impervious surfaces are connected to the existing City of Stamford Drainage System. This report will show that the runoff from the above-ground pool can simply discharge onto the ground and will not have an adverse impact on downslope properties or drainage facilities.

Presently the runoff from the site sheet flows generally from north to south across the property then back out to the street and into the City of Stamford Drainage System in Quaker Ridge Road. In 2008 a prior owner got a Building Permit from the City of Stamford (Building Permit No. 2008-0273 issued April 7, 2008) based on a drainage analysis prepared by Land Engineering Associates, Inc. ("Land Engineering") that was dated March 27, 2008 (copy on file). This report analyzed the impact of an addition to the existing house and construction of a larger driveway on the drainage system in Quaker Ridge Road. The report analyzed the effect of a direct stormwater connection into the 15" RCP in the street for the 25-Year Storm and found that the pipe has sufficient capacity to transmit its design flow. The roof leaders and footing drain from the current house are connected into the City Drainage System much in the same way as the original proposal was designed, and a Certificate of Occupancy for the project was granted in 2019. Runoff from the remainder of the site, including the proposed pool, will be allowed to continue to flow along existing drainage paths.

Our office has calculated the amount of original house, originally approved, as-built, and currently-proposed impervious areas on the site. A summary of the house, driveway and pool areas is shown in Table I below.

Table I – Summary of Original, Approved, As-Built and Proposed Impervious Areas

	Prior to 2015/ Pre- Development(SF)	Originally Approved, SF	8/25/2016 Proposed (SF)	As-Built (SF)	Proposed 7/7/23 (SF)
House	2,459.7	3,821.7	3,103.1	3,165.4	3,165.4
Driveway	1,858.3	2,079.3	1,927.1	2,117.1	2,117.1
Pool					128
Total	4,318.0	5,901.0	5,030.2	5,282.5	5,410.5
Difference from approved (SF):			-870.8	-618.5	-490.5
Difference above existing (SF):			712.2	964.5	1,092.5

Table I shows that the proposed impervious areas, while 1,092.5 SF more than the original house, will be approximately 490.5 SF **less** than what was approved under the Land Engineering analysis. Therefore the runoff rate leaving the site will be less than what was originally approved. Since it was determined that the pipe system could handle the slight increase

in flow rate under the original proposal, it is our professional opinion that the drainage system can handle the design flows associated with the reduced impervious area under the current proposal. Under the 2020 City of Stamford Drainage Manual, since all of the prior work was completed to City of Stamford Standards and received a Certificate of Occupancy prior to the enactment of the current Drainage Manual, this minor, 128 SF addition should be eligible for consideration under the "Stormwater Management Standards – Exemption Request Form".

Based on the above information, it is our professional opinion that the proposed improvements are designed in accordance with the City of Stamford Stormwater Drainage Manual and will not adversely impact adjacent or downstream properties or City-owned drainage facilities.



Respectfully submitted,
Frangione Engineering, LLC

A handwritten signature in blue ink, appearing to read "R. Frangione", written over the printed name.

Robert M. Frangione, P.E.
Owner & Chief Engineer
July 7, 2023

Enclosures



City of Stamford
Engineering Bureau
Stamford Government Center – 888 Washington Blvd., Stamford, CT 06901
Phone: 203 977 4189

STORMWATER MANAGEMENT STANDARDS –EXEMPTION REQUEST FORM

Project Name Hildebrand
Project Address 28 Quaker Ridge Road
Property Owner(s) Anlyn Hildebrand
Tax Account Number(s) 001-0344 Zone(s) RA-1 Lot Area 39,908 SF

Check all that apply to the proposed project:

- ☒ a. The project drainage design will not adversely impact adjacent or downstream properties or City-owned drainage facilities.
- ☒ b. The project does not result in new or increased discharges to High Quality Waters or stormwater Impaired Waters as designated by CT DEEP.
- ☒ c. The project does not discharge directly to or within 500 feet of a tidal wetland, see *Appendix A*.
- ☒ d. The project creates less than 400 square feet of impervious coverage.
- ☒ e. The project site is not located on a Direct Waterfront parcel.

IMPERVIOUS AREA WORKSHEET

This worksheet shall be used to quantify impervious surfaces associated with existing and proposed construction.

	Existing Conditions Impervious Surfaces (sq ft)	Proposed conditions Impervious Surfaces (sq ft)	Proposed New Impervious Surfaces (sq ft) Column 2 minus column 1
House / Buildings	3,165	3,165	0
Driveways	2,117	2,117	0
Sidewalks / Paths	376	376	0
Swimming Pools	0	128	128
Patios	0	0	0
Tennis Court / Sport Court	0	0	0
Other	0	0	0
TOTALS	5,658	5,786	128

Owner / Agent Signature:  Date: July 7, 2023

Do not write below this line

CITY APPROVAL

Engineering Bureau Signature: _____ Date: _____

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Block 391

Return to:
Attorney Lisa Gioffre Baird
196 Danbury Road
Wilton, CT 06897

INSTR # 2019015937
VOL 12235 PG 61
RECORDED 10/10/2019 02:22:56 PM
LYDA RUIJTER
CITY & TOWN CLERK STAMFORD CT
TOWN CONVEYANCE TAX \$4,875.00
STATE CONVEYANCE TAX \$11,937.50
BLOCK 391

WARRANTY DEED
SURVIVORSHIP

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME GREETING: Know Ye that, GERKOS, LLC through its authorized members and agents, NATALIA GERASIMOFF and SUSAN KOSTERICH of the Town of Stamford, County of Fairfield and State of Connecticut for the consideration of **ONE MILLION TWO HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$1,275,000.00)** received to my full satisfaction of

TIMOTHY HILDERBRAND and ANLYN HILDERBRAND

do give, grant, bargain, sell and confirm unto the said

TIMOTHY HILDERBRAND and ANLYN HILDERBRAND

as joint tenants with rights of survivorship and unto the survivor of them and said survivor's heirs, executors, administrators and assigns forever,

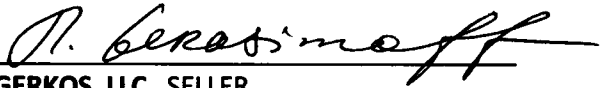
See Schedule A attached hereto and made a part hereof
Also known as 28 Quaker Ridge Road, Stamford, CT 06903

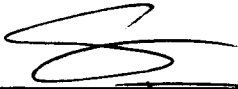
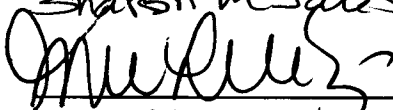
To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the Grantees and unto the survivor of them and said survivor's heirs, executors, administrators and assigns forever, to them and their proper use and behoof.

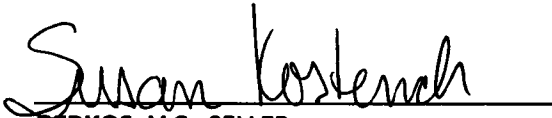
And also the Grantor does its successors and assigns, covenant with the said Grantees and the survivor of them and said survivor's heirs, executors, administrators and assigns, that at and until the ensealing of these presents it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has a good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

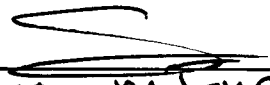

And furthermore the Grantor does by these present itself and its successors and assigns forever to WARRANT AND DEFEND the above granted and bargained for premises to the said Grantees and the survivor of them and said survivor's heirs, executors, administrators and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In witness whereof I have hereunto set my hands and seal this 7th day of October, 2019.


GERKOS, LLC, SELLER
By: Natalia Gerasimoff, its Agent and Member


Sharon M. Jones, Witness

Meil LeDore, Witness


GERKOS, LLC, SELLER
By: Susan Kosterich, its Agent and Member


Sharon M. Jones, Witness

Meil LeDore, Witness
STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

On this, the 7th day of October, 2019, before me, SHARON M. JONES, the undersigned officer, personally appeared Nataila Gerasimoff, Authorized Agent and Member for GERKOS, LLC, the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained as her free act and deed on behalf of GERKOS, LLC.

In witness whereof, I hereunto set my hand and seal.

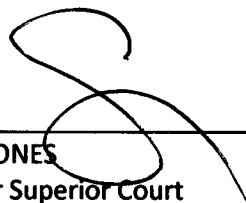

SHARON M. JONES
Commissioner Superior Court

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

On this, the 9th day of October, 2019, before me, SHARON M. JONES, the undersigned officer, personally appeared Susan Kosterich, Authorized Agent and Member for GERKOS, LLC, the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained as her free act and deed on behalf of GERKOS, LLC.

In witness whereof, I hereunto set my hand and seal.


SHARON M. JONES
Commissioner Superior Court

SCHEDULE A
PROPERTY DESCRIPTION

All that certain piece, parcel or tract of land, situated on Quaker Ridge Road in the City of Stamford, County of Fairfield and State of Connecticut and shown and designated as Parcel "B", 39,908 square feet" on a certain map entitled, "Map showing subdivision of Property of Louis Weisberg to be conveyed to George Price et ux, Stamford, Conn.", December 26, 1961, which map is on file in the office of the city and town clerk of said Stamford as map numbered 7284, reference thereto being had.

Said tract as shown on said map, is bounded Northerly and Northwesterly 107 feet by land of Albert A. Sommerwerck and Ruth M. Sommerwerck; Northeasterly 148.49 feet by land of The Stamford Museum and Nature Center, Incorporated; Easterly 130.96 feet by land of Bernard S. Jenkins and Harriette S. Jenkins; Southerly 215.18 feet by Quaker Ridge Road; and Westerly 201.81 feet by other land of the Grantors.

This property is subject to:

1. Any and all provisions of any municipal ordinance or regulation, any federal, state or local law, including, but not limited to, the provisions of any zoning, building, planning, or inland wetland rules and regulations governing the property.
2. Any real property taxes, sewer and any common charges, if any, that become due and owing, which the buyers herein assume and agree to pay.
3. Conditions of EPB Permit No. 1516, dated February 1, 2016 and recorded October 7, 2016 in Book 11587 at page 176 of said records.
4. Restrictive covenants, restrictions and agreements as set forth in a Deed recorded in Book 976 at Page 121 of the Stamford Land Records, as the same may be released by instrument dated January 16, 2007 and recorded January 18, 2007 in Book 8856 at page 194 of said records.

12



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: _____ month: _____
2. ACTION TAKEN (see instructions - one code only): _____
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Stamford, CT
does this project cross municipal boundaries (check one)? yes ☐ no ☒
if yes, list the other town(s) in which the activity is occurring (print name(s)): _____
6. LOCATION (see instructions for information): USGS quad name: Stamford or number: 113
subregional drainage basin number: _____
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Anlyn Hilderbrand
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): Modpool, 28 Quaker Ridge Road
briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description: This is a modpool or container pool
9. ACTIVITY PURPOSE CODE (see instructions - one code only): A
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 12, _____, _____, _____
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: _____ acres open water body: _____ acres stream: _____ linear feet
12. UPLAND AREA ALTERED (must provide acres): 128 sf acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): _____ acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

13

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Certified Mail Fee	\$4.35
\$	\$0.00
Extra Services & Fees (check box, add fees as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$0.66
\$	\$
Total Postage and Fees	\$5.01
\$	\$
Sent To <u>Alana Sliwinski</u>	
Street and Apt. No., or PO Box No. <u>55 Quaker Ridge Rd</u>	
City, State, ZIP+4® <u>Stamford, CT 06903</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$0.66
\$	\$
Total Postage and Fees	\$5.01
\$	\$
Sent To <u>Joseph Pigott</u>	
Street and Apt. No., or PO Box No. <u>15 Quaker Ridge Rd</u>	
City, State, ZIP+4® <u>Stamford, CT 06903</u>	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$0.66
\$	\$
Total Postage and Fees	\$5.01
\$	\$
Sent To <u>Eileen Tachym</u>	
Street and Apt. No., or PO Box No. <u>173 E. Hunting Ridge Rd</u>	
City, State, ZIP+4® <u>Stamford, CT 06903</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$0.66
\$	\$
Total Postage and Fees	\$5.01
\$	\$
Sent To <u>Steven Kosterk</u>	
Street and Apt. No., or PO Box No. <u>41 Quaker Ridge Rd</u>	
City, State, ZIP+4® <u>Stamford, CT 06903</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$0.66
\$	\$
Total Postage and Fees	\$5.01
\$	\$
Sent To <u>Neil Gershon</u>	
Street and Apt. No., or PO Box No. <u>29 Quaker Ridge Rd</u>	
City, State, ZIP+4® <u>Stamford, CT 06903</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$0.66
\$	\$
Total Postage and Fees	\$5.01
\$	\$
Sent To <u>Elizabeth Rastz</u>	
Street and Apt. No., or PO Box No. <u>12 Falmouth Rd</u>	
City, State, ZIP+4® <u>Stamford, CT 06903</u>	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$0.66
\$	\$
Total Postage and Fees	\$5.01
\$	\$
Sent To <u>Alexandra Iysenko</u>	
Street and Apt. No., or PO Box No. <u>36 Quaker Ridge Rd</u>	
City, State, ZIP+4® <u>Stamford, CT 06903</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$0.66
\$	\$
Total Postage and Fees	\$5.01
\$	\$
Sent To <u>Todd Price</u>	
Street and Apt. No., or PO Box No. <u>141 E. Hunting Ridge Rd</u>	
City, State, ZIP+4® <u>Stamford, CT 06903</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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Postage	\$0.66
\$	\$
Total Postage and Fees	\$5.01
\$	\$
Sent To <u>Jonathan S. Neuhaus</u>	
Street and Apt. No., or PO Box No. <u>45 Falmouth Road</u>	
City, State, ZIP+4® <u>Stamford, CT 06903</u>	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$0.66
\$	\$
Total Postage and Fees	\$5.01
\$	\$
Sent To <u>Susan Lavra</u>	
Street and Apt. No., or PO Box No. <u>29 Falmouth Rd</u>	
City, State, ZIP+4® <u>Stamford, CT 06903</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

July 13, 2023

Alexandra Lysenko
36 Quaker Ridge Road
Stamford, CT 06903

Subject: 28 Quaker Ridge Road Stamford, CT 06903

Dear Neighbor,

This correspondence serves as the required notification pursuant to the Inland Wetland and Watercourses Regulations of the City of Stamford that an application to conduct regulated activities has been filed with the Stamford Environmental Protection Board (EPB). The applicant is seeking to Add a Container pool on property located at 28 Quaker Ridge Road, Stamford, CT 06903. The application procedures of the EPB require that this notice be provided to surrounding property owners. Any questions may be directed to Anlyn Hilderbrand at 203-561-7728 or email anlynhilderbrand@gmail.com.

Sincerely,

The Hilderbrands
28 Quaker Ridge Road
Stamford, CT 06903
203-561-7728
anlynhilderbrand@gmail.com

July 13, 2023

Joseph Pigott
15 Quaker Ridge Road
Stamford, CT 06903

Subject: 28 Quaker Ridge Road Stamford, CT 06903

Dear Neighbor,

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Sincerely,

The Hilderbrands
28 Quaker Ridge Road
Stamford, CT 06903
203-561-7728
anlynhilderbrand@gmail.com

July 13, 2023

Neil Gershon
29 Quaker Ridge Road
Stamford, CT 06903

Subject: 28 Quaker Ridge Road Stamford, CT 06903

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Sincerely,

The Hilderbrands
28 Quaker Ridge Road
Stamford, CT 06903
203-561-7728
anlynhilderbrand@gmail.com

July 13, 2023

Steven Kosterich
41 Quaker Ridge Road
Stamford, CT 06903

Subject: 28 Quaker Ridge Road Stamford, CT 06903

Dear Neighbor,

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Sincerely,

The Hilderbrands
28 Quaker Ridge Road
Stamford, CT 06903
203-561-7728
anlynhilderbrand@gmail.com

July 13, 2023

Alana Sliwinski
55 Quaker Ridge Road
Stamford, CT 06903

Subject: 28 Quaker Ridge Road Stamford, CT 06903

Dear Neighbor,

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Sincerely,

The Hilderbrands
28 Quaker Ridge Road
Stamford, CT 06903
203-561-7728
anlynhilderbrand@gmail.com

July 13, 2023

Todd Price
161 E. Hunting Ridge Road
Stamford, CT 06903

Subject: 28 Quaker Ridge Road Stamford, CT 06903

Dear Neighbor,

This correspondence serves as the required notification pursuant to the Inland Wetland and Watercourses Regulations of the City of Stamford that an application to conduct regulated activities has been filed with the Stamford Environmental Protection Board (EPB). The applicant is seeking to Add a Container pool on property located at 28 Quaker Ridge Road, Stamford, CT 06903. The application procedures of the EPB require that this notice be provided to surrounding property owners. Any questions may be directed to Anlyn Hilderbrand at 203-561-7728 or email anlynhilderbrand@gmail.com.

Sincerely,

The Hilderbrands
28 Quaker Ridge Road
Stamford, CT 06903
203-561-7728
anlynhilderbrand@gmail.com

July 13, 2023

Eileen Jachym
173 E. Hunting Ridge Road
Stamford, CT 06903

Subject: 28 Quaker Ridge Road Stamford, CT 06903

Dear Neighbor,

This correspondence serves as the required notification pursuant to the Inland Wetland and Watercourses Regulations of the City of Stamford that an application to conduct regulated activities has been filed with the Stamford Environmental Protection Board (EPB). The applicant is seeking to Add a Container pool on property located at 28 Quaker Ridge Road, Stamford, CT 06903. The application procedures of the EPB require that this notice be provided to surrounding property owners. Any questions may be directed to Anlyn Hilderbrand at 203-561-7728 or email anlynhilderbrand@gmail.com.

Sincerely,

The Hilderbrands
28 Quaker Ridge Road
Stamford, CT 06903
203-561-7728
anlynhilderbrand@gmail.com

July 13, 2023

Elizabeth Rastz
12 Falmouth Road
Stamford, CT 06903

Subject: 28 Quaker Ridge Road Stamford, CT 06903

Dear Neighbor,

This correspondence serves as the required notification pursuant to the Inland Wetland and Watercourses Regulations of the City of Stamford that an application to conduct regulated activities has been filed with the Stamford Environmental Protection Board (EPB). The applicant is seeking to Add a Container pool on property located at 28 Quaker Ridge Road, Stamford, CT 06903. The application procedures of the EPB require that this notice be provided to surrounding property owners. Any questions may be directed to Anlyn Hilderbrand at 203-561-7728 or email anlynhilderbrand@gmail.com.

Sincerely,

The Hilderbrands
28 Quaker Ridge Road
Stamford, CT 06903
203-561-7728
anlynhilderbrand@gmail.com

July 13, 2023

Susan Lauria
29 Falmouth Road
Stamford, CT 06903

Subject: 28 Quaker Ridge Road Stamford, CT 06903

Dear Neighbor,

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Sincerely,

The Hilderbrands
28 Quaker Ridge Road
Stamford, CT 06903
203-561-7728
anlynhilderbrand@gmail.com

July 13, 2023

Jonathan S. Neuhaus
45 Falmouth Road
Stamford, CT 06903

Subject: 28 Quaker Ridge Road Stamford, CT 06903

Dear Neighbor,

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Sincerely,

The Hilderbrands
28 Quaker Ridge Road
Stamford, CT 06903
203-561-7728
anlynhilderbrand@gmail.com

16

WETLAND DELINEATION

FOR THE PROPERTY LOCATED AT:

**28 QUAKER RIDGE ROAD
STAMFORD, CONNECTICUT**

REPORT PREPARED BY:

ALEKSANDRA MOCH

SOIL & WETLAND SCIENTIST

**CERTIFIED PROFESSIONAL IN SOIL EROSION
AND SEDIMENT CONTROL
GEOLOGIST/HYDROGEOLOGIST**

November 4, 2006

verified

September 1, 2015

SITE DESCRIPTION:

The property is located on the northern side of Quaker Ridge Road in Stamford. The area gently slopes towards the northwest. The land supports a single-family dwelling with septic system and driveway. The area is maintained as a lawn with several trees situated along the property boundaries.

METHODS:

Wetland identification was performed on November 4, 2006 and verified on September 1, 2015, based on the presence of poorly drained, very poorly drained, alluvial, and/or floodplain soils and submerged land. The soil types were identified by observation of soil morphology including soil texture, structure, color, etc. Numerous soil samples were taken using an auger. Sampling began within the typical wetland/watercourse area and continued toward the upland. Soil morphology was observed at soil sampling points along the transect lines perpendicular to the wetland/watercourse boundary. At each transect, the boundary between the upland and wetlands/watercourses were marked with orange surveyor's tape labeled "WET". Each flag was numbered sequentially from #1 to #10.

WETLANDS/WATERCOURSES REGULATORY DEFINITION:

The Inland Wetlands and Watercourses Act (Connecticut General Statutes section 22a-38) defines inland wetlands as *land, including submerged land... which consists of any soil types designated as poorly drained, very poorly drained, alluvial, and floodplain.*

Watercourses are defined in the statutes as *rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the state or any portion thereof.*

Intermittent watercourse: is determined by a defined permanent channel and bank and the occurrence of two or more of the following characteristics:

- Evidence of scour or deposits of recent alluvium or detritus,
- Presence of standing or flowing water for a duration longer than a particular storm incident, and
- Presence of hydrophytic vegetation.

WETLAND/WATERCOURSE DESCRIPTION:

The regulated area consists of a depressional wetland located within the central portion of the backyard. The area has been disturbed and partially filled in the past. This area is a part of the backyard which is maintained as a lawn.

WETLAND SOILS:

The soils were classified using soil criteria and maps developed by Soil Conservation Service, United States Department of Agriculture, the Connecticut Agricultural Experiment Station, and Storrs Agricultural Experiment Station.

Aq – Aquents: are poorly to very poorly drained soils formed in human transported fill material or on excavated (cut) landscapes.

UPLAND SOILS:

ChB – Charlton very stony fine sandy loam, 3 to 8 percent slope: This gently sloping, well drained soil is on hills and ridges.

The Charlton soils have a surface layer of very dark brown fine sandy loam. The subsoil is strong brown and yellowish brown fine sandy loam. The substratum is light olive brown gravelly sandy loam.

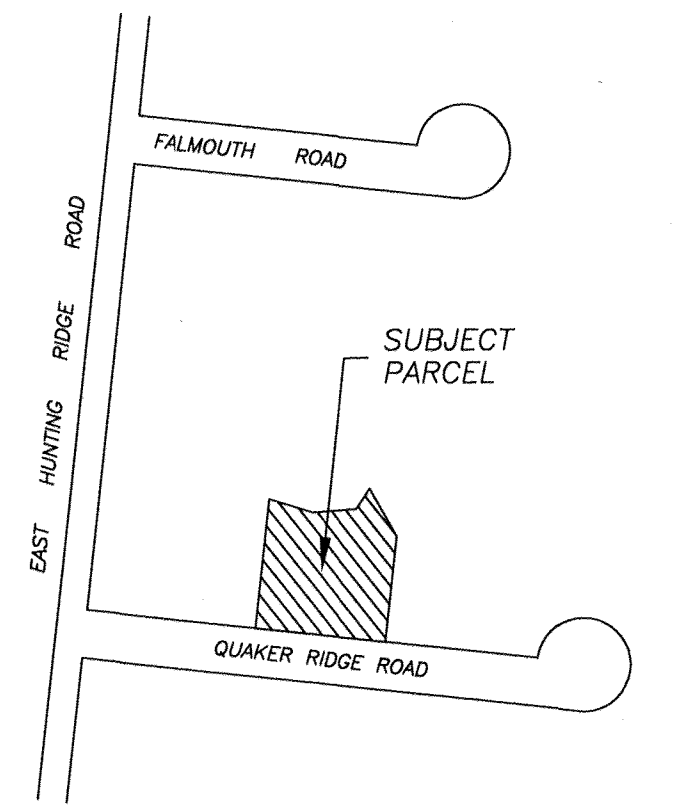
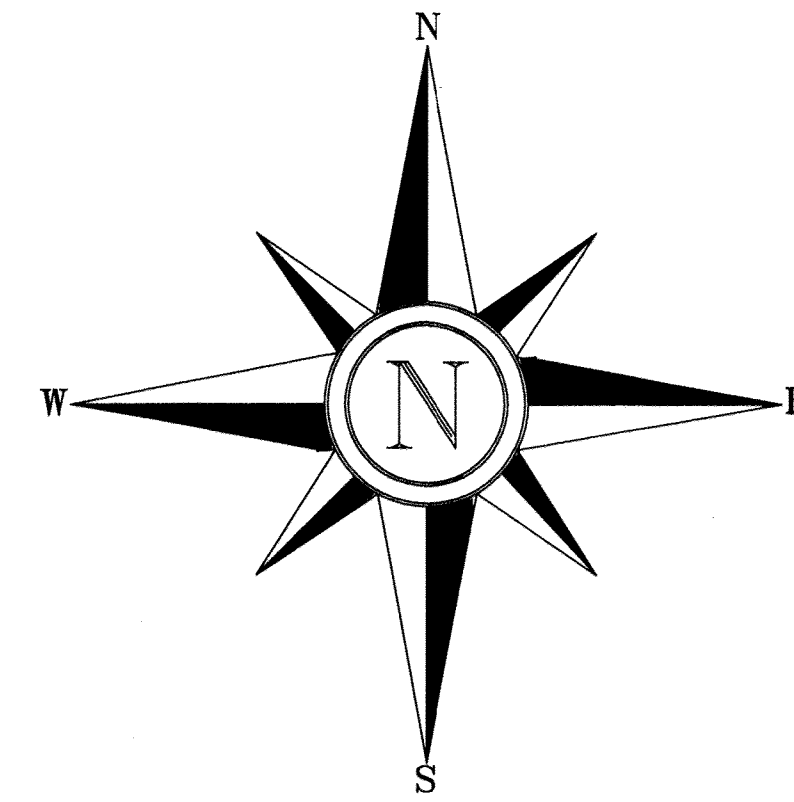
Included with this soil in mapping are small areas of somewhat excessively drained Hollis soils, well drained Paxton soils, and moderately well drained Sutton soils. The permeability of this Charlton soils is moderate or moderately rapid.

UD – Udorthents, smoothed: This unit consists of areas that have been altered by cutting or filling

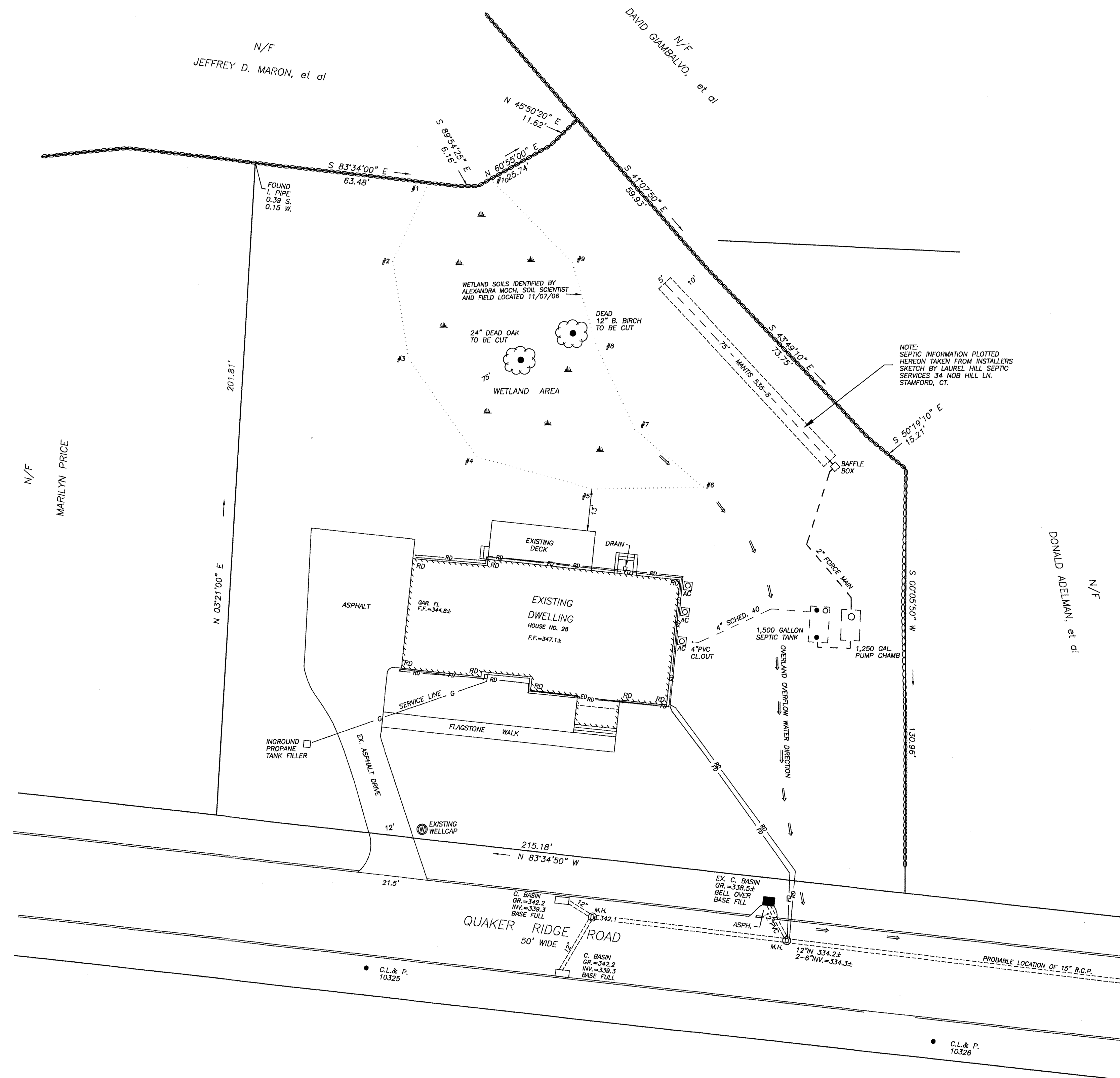
Certified by:

Aleksandra Moch
Soil Scientist

17



ORIENTATION (N.T.S.)



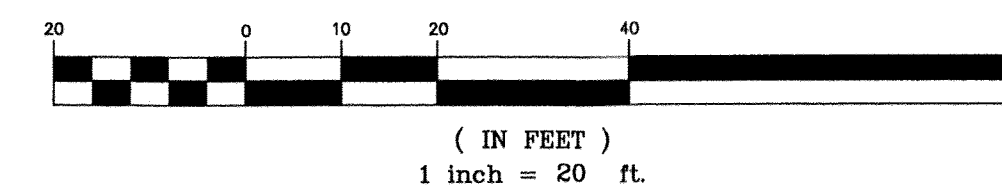
COMPILATION MAP - AS BUILT

PREPARED FOR

NATALIA GERASIMOFF

STAMFORD, CONNECTICUT

GRAPHIC SCALE



NOTE:

REFER TO PARCEL "B" MAP NO. 7,284 S.L.R.

AREA = 39,908 Sq. Ft. - 0.9162± AC.

EXISTING DWELLING & DECK COVERS 8.9% OF THE TOTAL LOT AREA.

PROPERTY SUBJECT TO PRIVATE RESTRICTIONS OF RECORD, IF ANY.

SUBSTRUCTURES AND/OR THEIR ENCROACHMENTS, IF ANY, ARE NOT SHOWN.

SUBJECT TO ELECTRIC AND/OR TELEPHONE CO. EASEMENTS UNDERGROUND OR OVERHEAD.

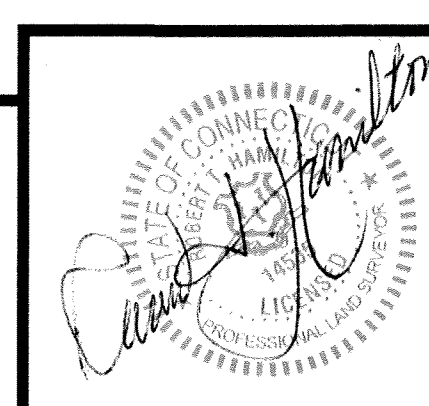
NO ABSTRACT OF TITLE PROVIDED.

PROPERTY MAY BE SUBJECT TO ANY OR ALL NOTES APPEARING IN REFERENCED MAPS HEREON IF APPLICABLE.

REVISIONS / PRINTS

F.B. 90	PG.30	F.B. 89	PG. 37
F.B. 76	PG. 76	F.B. 59	PG. 157
F.B. 81	PG. 24		
DRAWN BY:	E.P.Jr.	DATE:	03/23/18
CHECKED BY:	R.T.H.	DRAWING NO.:	061065D.DWG
JOB NO.:	061065D	SHEET	1 OF 1

NO.	DATE	DESCRIPTION	BY
2	09/16/19	MISC. REQUESTED ADDITIONS TO PLAN	V.O.
1	03/25/18	APPROVAL PRINTS ISSUED FOR C.O.	R.T.H.



SURVEY SPECIFICATIONS:

The type of survey performed hereon is a "COMPILATION PLAN"

Boundary determination/opinion is based on "NO OPINION RENDERED"

To the best of my knowledge & belief this map is substantially correct as noted hereon, and this survey was prepared in accordance with the standards of a Class "D" survey as defined in Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut." This map was prepared from record research, other maps, limited field measurements and other sources. It is not to be construed as a Property boundary or limited Property boundary survey and is subject to such facts as said surveys may disclose. Elevations shown hereon are Class T.D.



ROBERT T. HAMILTON
PROFESSIONAL LAND SURVEYORS L.L.C.
Stamford, Connecticut
Phone (203) 322-1975 Fax (203) 329-2155

Robert T. Hamilton