

**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: STEVE MICKELS

Home Address: 29 Lake Dr, Darien, CT

Telephone: (203) 496-0588 Email address: mickelslandscape@gmail.com

Business Address: 83 Camp Ave, Stamford, CT

Business Phone: (203) 496-0588

Title of Project (if applicable): _____

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

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

2. OWNER

Name of Subject Property Owner: M F REAL ESTATE LLP

Home Address: 513 PEPPER RIDGE ROAD, STAMFORD

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: 83 CAMP AVENUE, STAMFORD

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

Lot Number: 22

List Number: S-006

Subdivision #: N/A

T-Map Number: 86

Total Acreage: 0.508 AC

Assessor's Card #: 001-0553

Zone: MG

Block Number: 319

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

Yes: X (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: Sewer: X / Private well: Municipal water: X

4. REGULATED ACTIVITIES

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

Alteration: Deposition: Construction: Removal:

Pollution: Obstruction: Other (Specify): Continued contractor yard use in the floodplain

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

Wetland soils: Watercourse: Open water:

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

Upland Review Area (URA) ¹: 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: PROPOSE STORAGE AREA FOR LANDSCAPING MATERIALS

d) Existing Conditions – Area Totals of Entire Property

i) Square feet of Wetlands: 0
ii) Linear feet of Watercourse: 0
iii) Square feet of Open water: 0
iv) Square feet of Floodplain: 22,215.6
v) Square feet of Open space/CE: 0
vi) Square feet of URA: 0

e) Proposed Conditions – Total Area Affected

i) Square feet of Wetlands affected: 0
ii) Linear feet of Watercourses affected: 0
iii) Square feet of Open water affected: 0
iv) Square feet of Floodplain affected: 22,215.6
v) Square feet of Open space/CE affected: 0
vi) Square feet of URA affected: 0
vii) Square feet of Wetlands created: 0

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>See attached sheet</u>	

(Attach additional sheets if necessary)

List of Nearby Property Owners

1. 62 CAMP AVENUE, STAMFORD/001-3998

LOSTOCCO BROTHERS STAMFORD LLC
90 FEDERAL ROAD
DANBURY, CT 06810

2. 72 CAMP AVENUE, STAMFORD/001-8574

CAMP PLAZA MANAGEMENT LLC
72 CAMP AVENUE
STAMFORD, CT 06907

3. 75 CAMP AVENUE, STAMFORD/000-9162

75 CAMP AVENUE LLC
75 CAMP AVENUE
STAMFORD, CT 06907

4. 81 CAMP AVENUE, STAMFORD/000-3023

81 CAMP AVENUE PARTNERS LLC
81 CAMP AVENUE
STAMFORD. CT 06907

5. 84 CAMP AVENUE, STAMFORD/003-9456

VR CAMP AVENUE LLC
84 CAMP AVENUE
STAMFORD, CT 06907

6. 88 CAMP AVENUE, STAMFORD/000-2881

OTC CAMP LLC
90 CAMP AVENUE
STAMFORD, CT 06907

7. 90 CAMP AVENUE, STAMFORD/000-2882

OTC CAMP LLC
90 CAMP AVENUE
STAMFORD, CT 06907

8. 92 CAMP AVENUE, STAMFORD/000-4507

CAMP ASSOCIATES LLC
20 GARLAND DR
STAMFORD, CT 06907

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 STEVE MICKELS

Date July 11, 2023



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
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: 7406
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): STEVE MICKELS
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 83 CAMP AVENUE, STAMFORD, CT
briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description: PROPOSED STORAGE AREA FOR LANDSCAPING MATERIALS
9. ACTIVITY PURPOSE CODE (see instructions - one code only): D
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 10, 12, _____, _____
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 0 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



VOLUME CALCULATION TO SATISFY COMPENSATORY REQUIREMENTS PER SECTION 15.B.4.a.(7) AND (8)

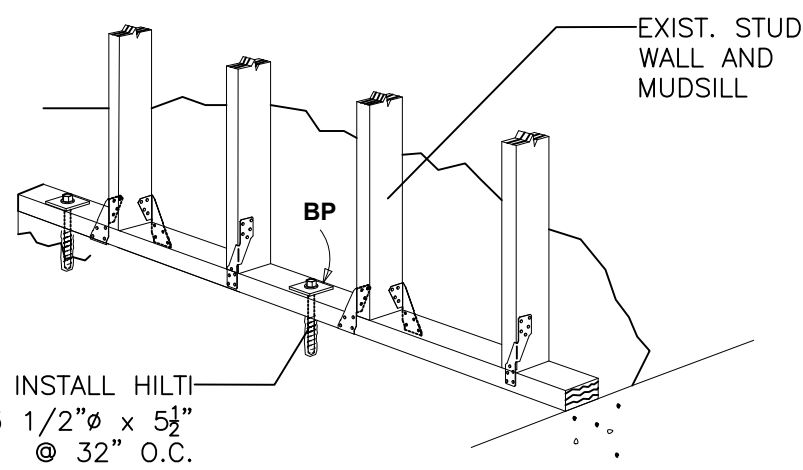
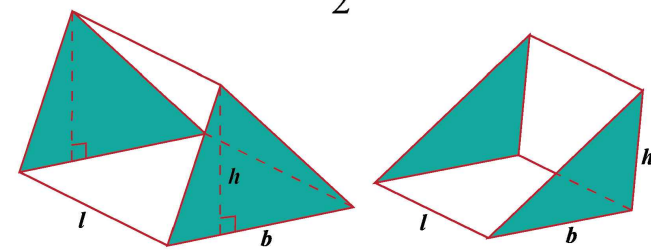
VOLUME CALCULATION

LOT AREA	0.500 ACRES	21,792 S.F.
AE ZONE	BFE = 76.0	
OLD BUILDING (PER GIS 2016)	3574 + 175 SOFT	
	VOL = 20,714 CUFT	
TOP SOIL	6,000	
SAND/GRAVEL	270	
MULCH AND DEBRIS	3560	
RETAINING WALLS	7460	
TOTAL VOLUME	17,290	
DIFFERENCE	2884	

NOTE: SINCE THE VOLUME OF THE OLD BUILDING THAT WAS DEMOLISHED IS GREATER THAN THE STOCKPILE AND RETAINING WALL VOLUMES; HENCE, THE WATER HOLDING CAPACITY OF THE FLOODPLAIN AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP (FIRM), HAS NOT BEEN REDUCED.

Volume of Triangular Prism

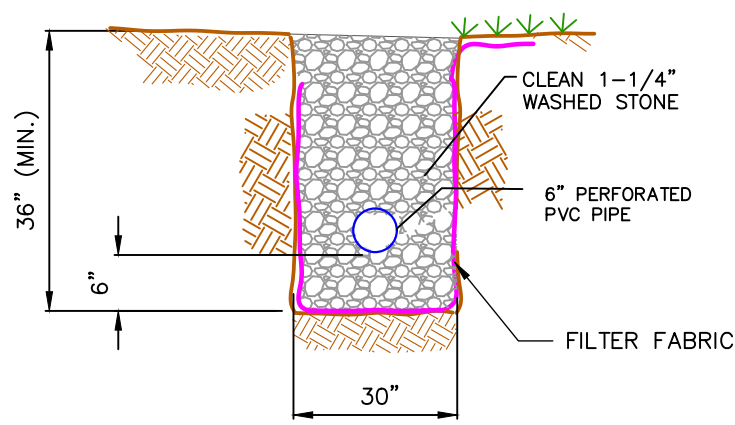
$$V = \frac{1}{2} bhl$$



ANCHORING DETAIL FOR SHED

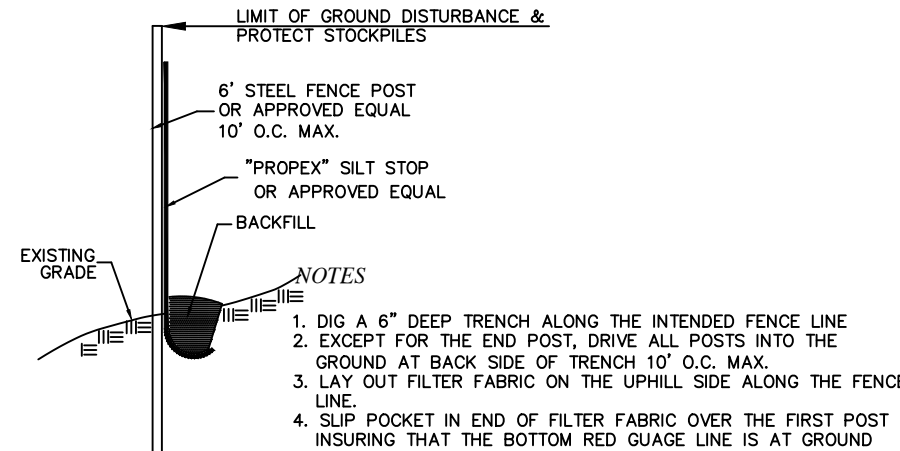
NOT TO SCALE

NOTE: THE SHED AND ANCHORING HAVE BEEN DESIGNED IN ACCORDANCE WITH STAMFORD'S FLOOD PRONE AREA REGULATIONS (SECTION 15B OF THE ZONING REGULATIONS) AND IS CAPABLE OF WITHSTANDING THE FLOOD DEPTHS, PRESSURES, VELOCITIES, IMPACT AND UPLIFT FORCES AND OTHER FACTORS ASSOCIATED WITH THE BASE FLOOD.



LEVEL SPREADER DETAIL

NOT TO SCALE



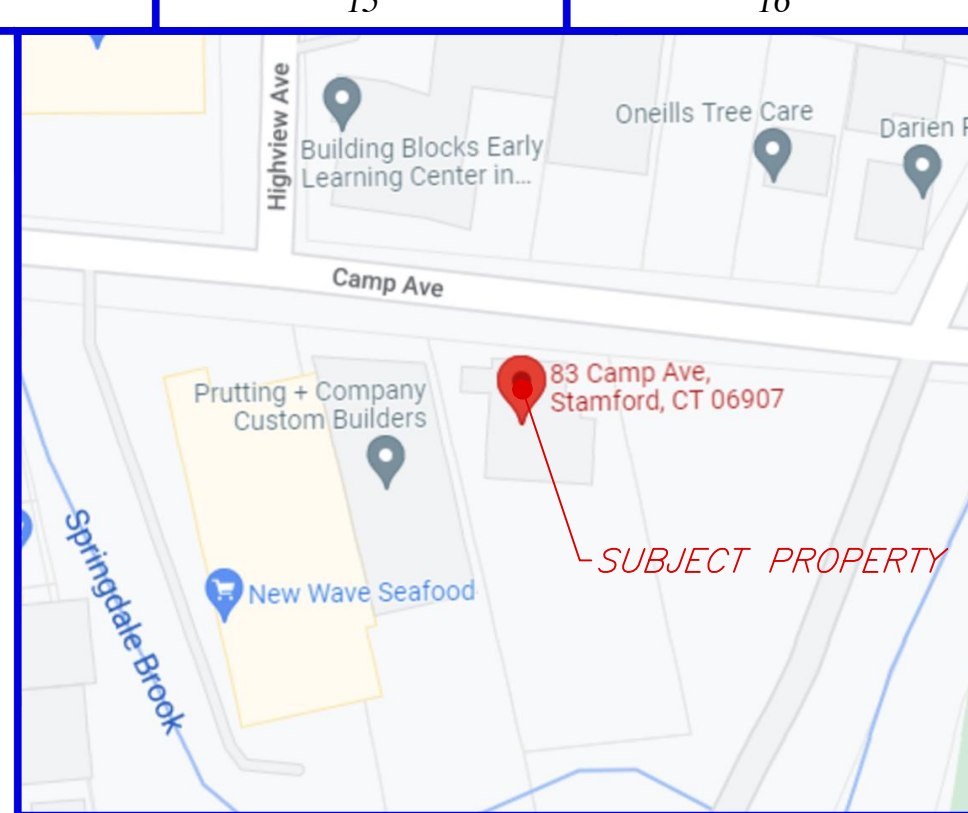
SILT FENCE AND FILTER FABRIC DETAIL

SCALE: N.T.S.

EMERGENCY ACTION PLAN (IN CASE OF POTENTIAL FLOODING)

THE FOLLOWING IS THE FLOOD RESPONSE PLAN NEEDED TO ASSESS THE RISK OF A POTENTIAL FLOODING.

- A MAP OF THE FACILITY SHALL BE AVAILABLE TO ALL EMPLOYEES TO MAKE THEM AWARE OF STREAM, DITCHES, DRAINAGE AREAS, AND OTHER LOW-LYING AREAS ON THE PROPERTY.
- ALL ACCESS AND EGRESS ROUTES SHALL IDENTIFIED IN CASE OF EVACUATION.
- UPDATE EMPLOYEE CONTACT LISTS WITH ALTERNATE CONTACT INFORMATION IN THE EVENT EVACUATION IS NECESSARY.
- IF FLOODING IS PROBABLE, ASSIGNED TRAINED PERSONNEL SHALL SECURE THE PREMISES AND ALL EQUIPMENT AND MACHINERY.
- ASSIGNED TRAINED PERSONNEL SHALL LAY DOWN COIR LOGS AT THE PERIMETER OF TOPSOIL PILE TO PREVENT EROSION.
- INSTALL COIR LOGS ALONG LEVEL SPREADER (SEE DETAIL).
- PERFORM CONTINUOUS MONITORING OF THE FLOOD THROUGH VARIOUS MEDIA OUTLETS AND WEATHER TRACKING.
- AFTER FLOOD SUBSIDES AND CLEAN-UP WILL BE DONE BY EMPLOYEES. ENSURE CLEAN-UP EQUIPMENT IS AVAILABLE, ADEQUATE, AND AMPLE.
- CONDUCT A POST-INCIDENT REVIEW AND IDENTIFY MITIGATION OPPORTUNITIES TO PREVENT FUTURE FLOODING IMPACTS.



LOCATION MAP

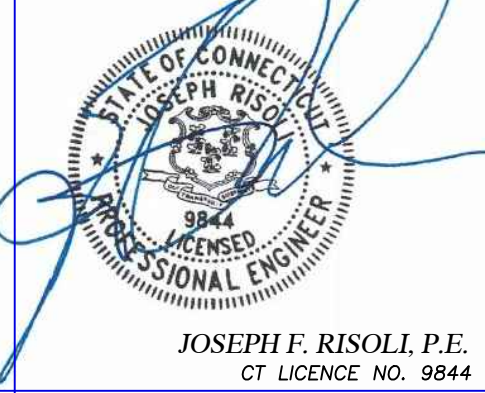
NOT TO SCALE

GENERAL NOTES

- THIS PLAN IS FOR AN EPB/ZONING APPLICATION FOR THE PROPOSED CHANGE IN USE.
- REFERENCE IS MADE TO "PROPERTY SURVEY" PREPARED FOR STEVE MICKELS DATED AUGUST 19, 2022 PREPARED BY JOSEPH F. RISOLI, P.E., L.C.
- PROPERTY SHOWN HEREON IS LOCATED IN MG ZONE. LOT AREA EQUALS 0.5003 ACRES.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION AND FOR THE SAFETY OF WORKERS AND OTHERS ON THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL LOCATE AND VERIFY THE SIZE, LOCATION, DEPTH AND INVERTS OF ANY AND ALL EXISTING UTILITIES PRIOR TO COMMENCING OPERATIONS. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CONTACT THE TOLL FREE "CALL-BEFORE-YOU-DIG" PHONE NUMBER AT 1-800-922-4455.
- THE EXISTING DRIVEWAY WILL SERVE AS THE MACHINERY ACCESS ROUTE.
- THE PROPOSED CONSTRUCTION SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL BY EPB.
- ACTUAL PLACEMENT OF ANY PROPOSED EROSION CONTROL MEASURES TO BE DETERMINED IN THE FIELD IN CONSULTATION WITH THE WETLAND AGENCY STAFF PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL WORK PERFORMED BY THE OWNER / DEVELOPER MUST INCLUDE IMPLEMENTATION OF AN APPROVED SOIL EROSION AND SEDIMENTATION PLAN IN ACCORDANCE WITH PUBLIC ACT No. 83-388 (PASSED BY THE CONNECTICUT GENERAL ASSEMBLY). THE OWNER / DEVELOPER SHALL BE THOROUGHLY FAMILIAR WITH THE CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL PUBLISHED BY THE CONNECTICUT COUNCIL OF SOIL AND WATER CONSERVATION, JANUARY 1985. COPIES OF SAID GUIDELINES CAN BE REVIEWED AT THE EPB OR THE OFFICE OF THE DESIGN ENGINEER. THE OWNER / DEVELOPER SHALL ALSO COMPLY WITH THE NARRATIVE ON EROSION-SEDIMENTATION CONTROLS FOR THIS PROJECT ON FILE AT THE EPB OR THE OFFICE OF THE DESIGN ENGINEER.
- RESTORE ANY DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
- THE SUBJECT PARCEL LIES ENTIRELY IN THE AE ZONE AS REFERENCED ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), MAP No. 09001C0507F WITH AN EFFECTIVE DATE OF JUNE 18, 2010 IN THE CITY OF STAMFORD, COUNTY OF FAIRFIELD, STATE OF CONNECTICUT.
- THE DATUM DEPICTED ON THIS MAP IS BASED ON NAVD 1988.

REVISION SCHEDULE

NO.	DATE	DESCRIPTION	REC.	APP.
1	04/14/2023	ADDRESS EPB COMMENTS	JNV	JFR
2	08/30/2023	ADDRESS EPB COMMENTS	JNV	JFR



DATE:	AUGUST 19, 2022	SURVEYED BY:	DH
DATUM:	ASSUMED	DESIGNED BY:	--
FILE LOCATION:	NASJOBS	DRAWN BY:	SBG/DR
FILE NAME:	MICKELS - MASTER FILE 08-21-23.dwg	RECOMMENDED PROJECT MANAGER:	--
DRAWING NO.:	00D000	APPROVED PROJECT MANAGER:	SBG

SCALE:	GRAPHIC SCALE 1" = 10 FT
	0 10 20 30 40

IT IS THE REQUIREMENT OF THE OWNER AND/OR HIS/HER LEGAL REPRESENTATIVE TO ADVISE THE PLANNER/ENGINEER OF ANY AND/OR ALL DEED RESTRICTIONS ON THE PROPERTY WHICH MAY PRECLUDE FURTHER CONSTRUCTION ON THIS PROPERTY. THESE RESTRICTIONS & DESIGN INCORPORATED HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS ALSO THE PROPERTY OF THE JOSEPH F. RISOLI, P.E. IN WHOLE OR IN PART, FOR ANY EXTENSION TO THIS PROJECT AND/OR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE JOSEPH F. RISOLI, P.E. THESE PLANS ARE VOID UNLESS THEY ARE PRODUCED AND USED IN COLOR.

PREPARED FOR:

LOCATION: 83 CAMP AVENUE, STAMFORD, CT

DRAWING: SITE DEVELOPMENT PLAN

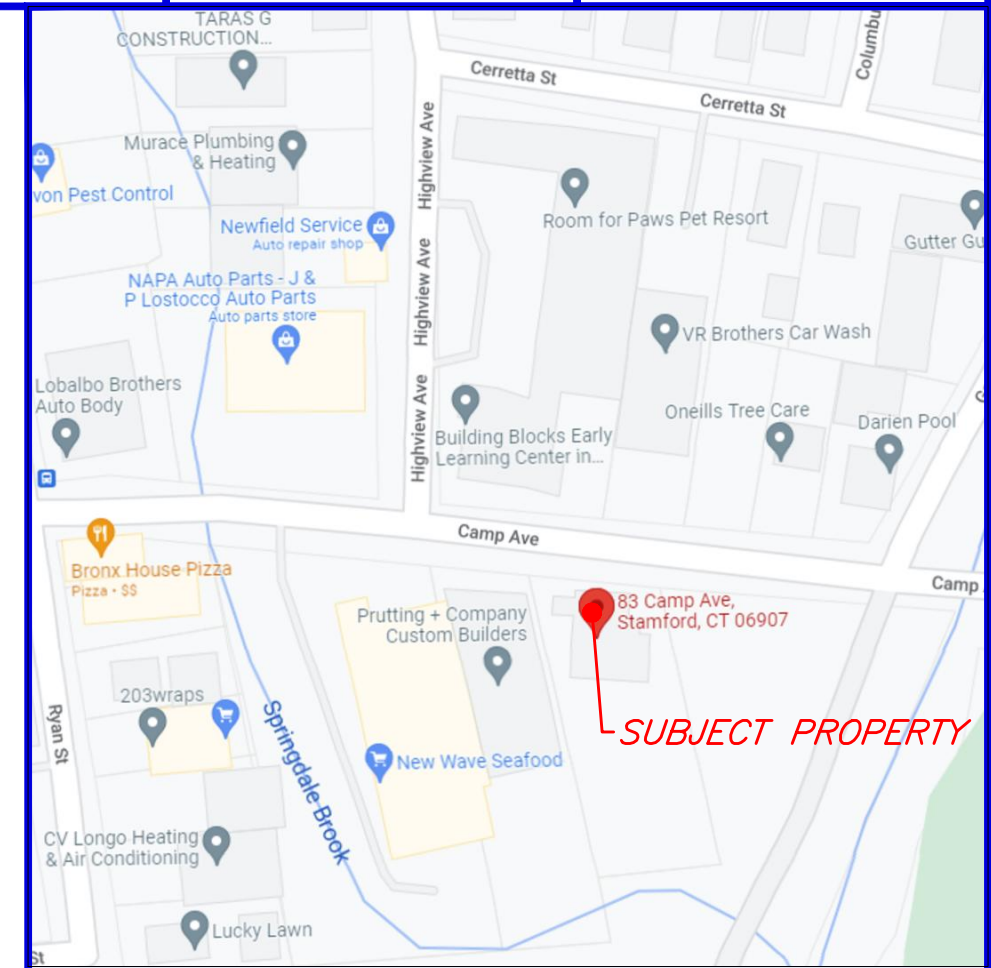
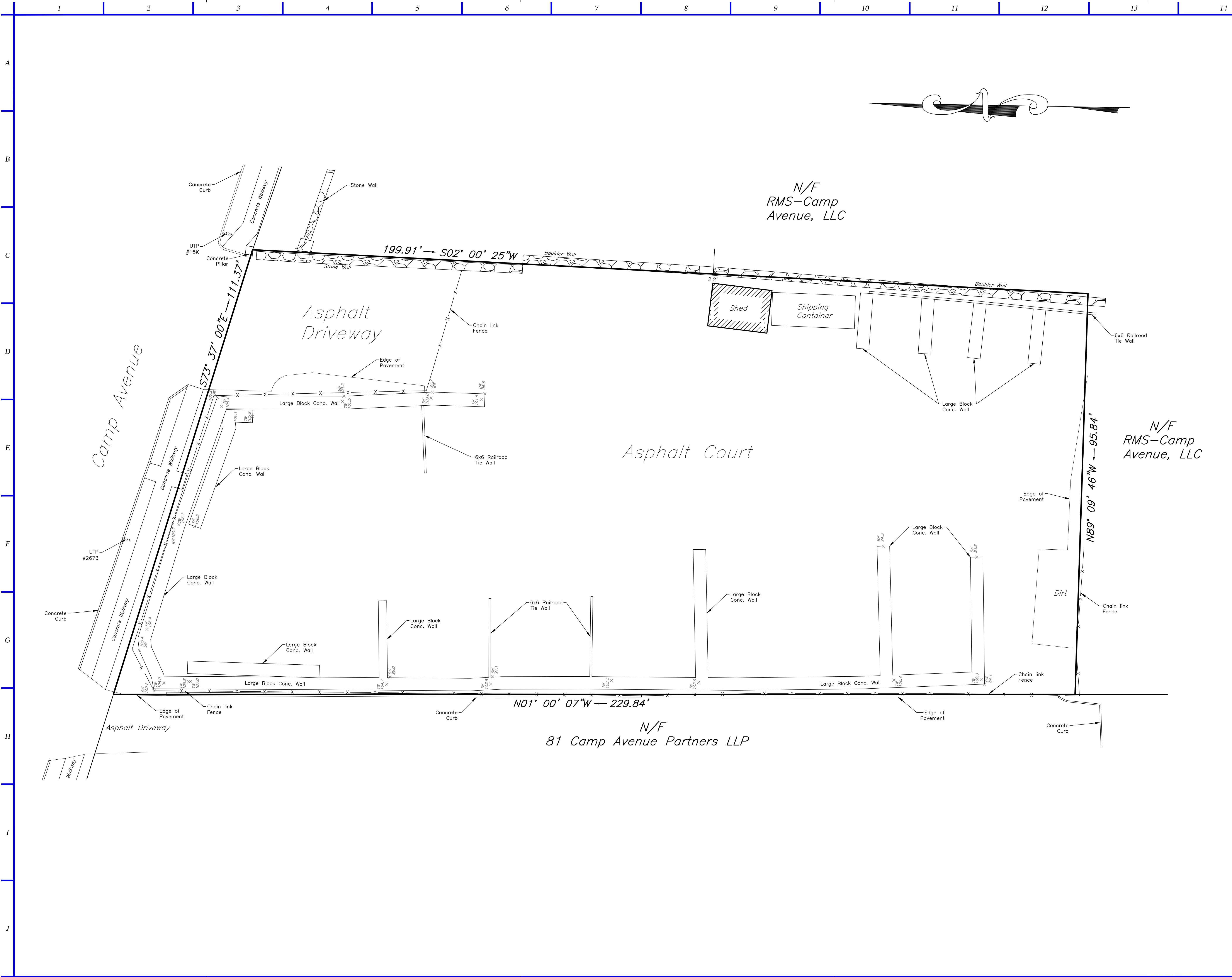
C-2.0

SHEET 00 of 00

Risoli Planning & Engineering
ENGINEERS-PLANNERS-SURVEYORS

Division of **AI Engineers, INC.**

406 EAST PUTNAM AVENUE
COS COB, CT 06807
WWW.RISOLIENGINEERING.COM
PHONE: (203) 637-8036
FAX: (203) 637-3968
RISOLI@OPTONLINE.NET



THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THRU 20-300B-20 REVISED TO 10-26-18 AND "THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON OCTOBER 26, 2018.

THE TYPE OF SURVEY IS A "PROPERTY SURVEY" & BASED ON A DEPENDENT RESURVEY ALL CONFORMING TO HORIZONTAL ACCURACY STANDARDS OF A CLASS A-2 SURVEY ACCURACY.

REFERENCE IS MADE TO THE FOLLOWING ON FILE IN THE CITY OF STAMFORD CLERK'S OFFICE:

DEED VOLUME 5086 PAGE 136.

MAP ENTITLED "ZONING LOCATION SURVEY AND PLANNED COMMUNITY DECLARATION MAP DEPICTING HOME SITE NUMBERING OF THE VILLAGE AT RIVERS EDGE CAMP AVENUE, STAMFORD, CONNECTICUT PREPARED FOR RMS-CAMP AVENUE, LLC" FILED ON FEBRUARY 20, 2007 AS MAP NUMBER 13918.

MAP ENTITLED "SURVEY REPORT PREPARED FOR 75 CAMP AVE, LLC" FILED ON SEPTEMBER 22, 2015 AS MAP NUMBER 14732.

MAP ENTITLED "REVISED MAP SHOWING SURVEY OF PROPERTY OWNED BY ELECTRIC INDICATOR COMPANY, INC." FILED ON OCTOBER 26, 1956 AS MAP NUMBER 5976.

THE SUBJECT PROPERTY CONTAINS 21,791.60 S.F. / 0.5003 ACRES.

PROPERTY IS LOCATED IN "M" ZONE.

PROPERTY SUBJECT TO PRIVATE RESTRICTIONS OF RECORD, IF ANY.

SUBSURFACE STRUCTURES AND/OR THEIR ENCROACHMENTS BELOW GRADE, IF ANY, NOT DEPICTED HEREON. PARCEL ALSO SUBJECT TO UTILITY COMPANY EASEMENTS FOR OVERHEAD AND/OR UNDERGROUND SERVICES.

NOT ALL EASEMENTS ARE SHOWN HEREON.

REVISION SCHEDULE

NO.	DATE	DESCRIPTION	REC.	APP.
1	8/25/2022	WALL ELEVATIONS ADDED		
2	9/13/2022			
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				

TO THE BEST OF KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

SCOTT B. GRAY, PLS
CT LICENCE NO. 70400

DATE: AUGUST 19, 2022

SURVEYED BY: DH

DATUM: ASSUMED

DESIGNED BY: --

FILE LOCATION: NAS/OBS

DRAWN BY: SBG/DR

FILE NAME: MICKELS-MASTER FILE.dwg

RECOMMENDED PROJECT MANAGER: --

DRAWING NO.: 00D000

APPROVED PROJECT MANAGER: SBG

SCALE: GRAPHIC SCALE 1" = 10 FT

IT IS THE REQUIREMENT OF THE OWNER AND/OR HIS/HER LEGAL REPRESENTATIVE TO ADVISE THE PLANNER/ENGINEER OF ANY AND/OR ALL DEED RESTRICTIONS ON THE PROPERTY WHICH MAY PRECLUDE FURTHER CONSTRUCTION ON THIS PROPERTY THIS DOCUMENT, ITEMS & DESIGNS INCORPORATED HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS ALSO THE PROPERTY OF THE JOSEPH F. RISOLI, P.E. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY EXTENSION TO THIS PROJECT AND/OR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE JOSEPH F. RISOLI, P.E.. THESE PLANS ARE VOID UNLESS THEY ARE PRODUCED AND USED IN COLOR.

PREPARED FOR:

STEVE MICKELS

LOCATION: 83 CAMP AVENUE, STAMFORD, CT

DRAWING: PROPERTY SURVEY

C-1.0
SHEET 00 of 00

Risoli Planning & Engineering
ENGINEERS-PLANNERS-SURVEYORS

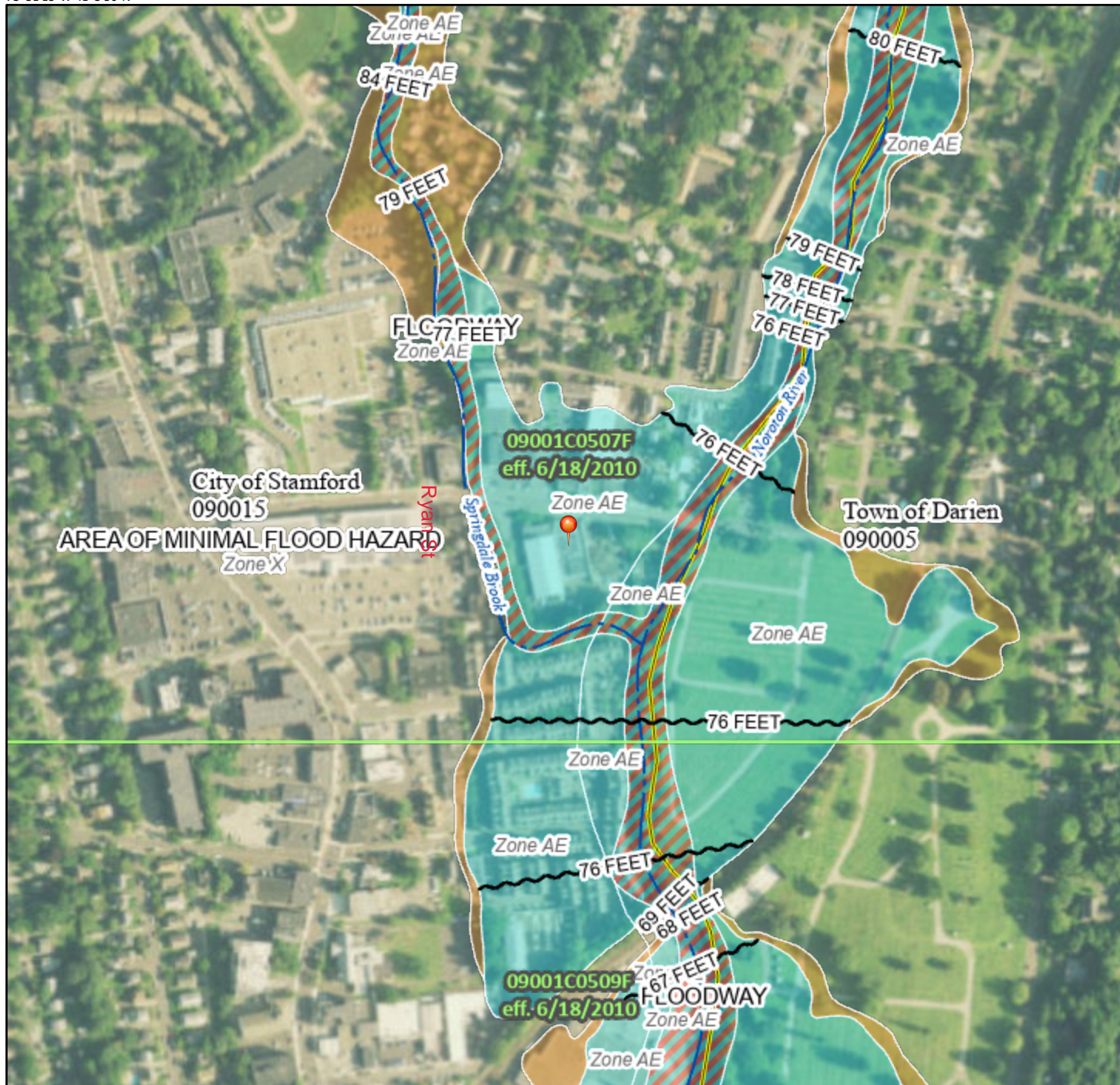
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National Flood Hazard Layer FIRMette



73°31'15"W 41°5'56"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/1/2023 at 7:01 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

**IWWA Application Narrative
Proposed Landscaping Materials Storage Area
83 Camp Avenue, Stamford, CT
Steve Mickels
July 3, 2023**

Steve Mickels is the owner of 83 Camp Avenue in Stamford, CT. The property is situated south of Camp Avenue in between the intersection of Camp Avenue & Highview Ave and Camp Avenue Garland Drive in Stamford. Parcel area is equal to approximately 0.508 ± acres. The entire property is currently asphalted and sloped southwards towards the southern property line and onto Springdale Brook.

The owner is proposing to use the property as a storage area for landscaping materials, such as, gravel, topsoil, mulch. The asphalt pavement will remain and there will be no increase in impervious surfaces. To mitigate erosion of materials, large concrete blocks are used as dividers and Level Spreader with Coir Logs will be installed along the southern property line for erosion control in case of flooding.

See the site plan for details and locations of proposed activities.

Erosion and sedimentation control measure(s) to contain any spoils, accumulated silt or dirt is being proposed on the property as shown on the application plan.

The proposed activity is depicted on the plan titled “Site Development Plan”, sheet C2, dated August 19, 2022.

Joseph F. Risoli, P.E.

Risoli Planning and Engineering

Division of  Engineers

406 East Putnam Avenue
Cos Cob (Greenwich), CT 06807
(203) 637-8036 phone
(203) 637-3968 fax
www.risoliengineering.com
www.aiengineers.com

PHOTOS OF 83 CAMP AVE SITE



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6

Risoli Planning and Engineering

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83 CAMP AVE, STAMFORD, CT GIS AERIAL IMAGE



319

18286

**Certificate of Conversion and Change of Name
M.F. Real Estate to M.F. Real Estate LLP**

This is to certify that effective on August 5, 1998, M.F. Real Estate, a Connecticut general partnership, converted to a limited liability partnership named M.F. Real Estate LLP.

This certificate is made and recorded pursuant to Section 47-12 and Section 34-406 et seq. of the Connecticut General Statutes, as amended.

Dated at Stamford, Connecticut, this 1st day of SEPTEMBER 1998.

Signed, sealed and delivered
in the presence of:

Michael C. Ferro
Michael C. Ferro

M.F. Real Estate LLP

Melisa R. Ferro
Melisa R. Ferro

By: Thomas Ferro
Thomas Ferro
A Partner
Duly Authorized

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD)

ss: Stamford

On this the 1st day of SEPTEMBER, 1998, before me personally appeared Thomas Ferro known to me to be a partner in M.F. Real Estate LLP, a Connecticut limited liability partnership, signer and sealer of the foregoing instrument, and that he, as such partner, being authorized so to do, acknowledged the execution of the same to be his free act and deed as such partner and the free act and deed of said limited liability partnership.

IN WITNESS WHEREOF, I hereunto set my hand.

Varsha Trivedi
Varsha Trivedi
Notary Public
My Commission Expires: March 31, 2002

THE LAND AFFECTED HEREBY LIES IN BLOCK 319
OF THE STAMFORD BLOCK MAP. RECEIVED FOR RECORD
AT STAMFORD ON 9-10-98 AT 3:14 P.M.
ATTEST: LOIS PONTBRIANT, TOWN AND CITY CLERK

STATUTORY FORM QUIT CLAIM DEED

319
M.F. REAL ESTATE, a Connecticut General Partnership having an office and principal place of business in the City of Stamford, County of Fairfield and State of Connecticut, Fay Ferro, Thomas Ferro and Anthony Ferro, all of the City of Stamford, County of Fairfield and State of Connecticut (collectively, the "Grantors"), for consideration paid, grant to M.F. REAL ESTATE LLP, a Connecticut Limited Liability Partnership resulting from the conversion of M.F. Real Estate into a limited liability partnership pursuant to Section 34-81b of the Connecticut General Statutes, having an office and principal place of business in the City of Stamford, County of Fairfield and State of Connecticut ("Grantee"), its successors and assigns forever, with QUIT-CLAIM COVENANTS:

A certain piece or parcel of land with the buildings and improvements located thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, more particularly described in Schedule A, attached hereto and made a part hereof.

The premises are conveyed subject to all matters appearing of record, including without limitation easements and restrictions, if any, and any real property taxes, liens, mortgages and the like, all of which the Grantee assumes and agrees to pay as part consideration for this deed.

Signed this 1 day of Sept, 1998.

Witnessed by:

Varsha Trivedi
Varsha Trivedi
Michael C. Ferro
Michael C. Ferro

Varsha Trivedi
Varsha Trivedi
Michael C. Ferro
Michael C. Ferro

Varsha Trivedi
Varsha Trivedi
Michael C. Ferro
Michael C. Ferro

Fay Ferro
Fay Ferro, both as a General Partner of M.F. Real Estate, a Connecticut General Partnership, and Individually

Thomas Ferro
Thomas Ferro, both as a General Partner of M.F. Real Estate, a Connecticut General Partnership, and Individually

Anthony Ferro
Anthony Ferro, both as a General Partner of M.F. Real Estate, a Connecticut General Partnership, and Individually

"\$ 10 Conveyance Tax received
Lois Port-Brown
Town Clerk of Stamford"

VOL 5086 PG 138

SCHEDULE A

ALL THAT CERTAIN piece, parcel or tract of land together with the buildings and improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, bounded and described as follows:

NORTHERLY:	110.00	feet by Camp Avenue;
EASTERLY:	199.98	feet by land now or formerly of Frank Mercede, et al;
SOUTHERLY:	95.61	feet, more or less, by land now or formerly of Frank Mercede, et al; and
WESTERLY:	231.00	feet, more or less, by land now or formerly of Walter O. Manzke.

State of Connecticut)
) ss. Stamford
County of Fairfield)

The foregoing instrument was acknowledged before me this 1st day of Sept. , 1998,
by Fay Ferro, Thomas Ferro and Anthony Ferro, general partners of M.F. Real Estate, a Connecticut
General Partnership, both in their capacities as general partners of M.F. Real Estate and individually, as
their free act and deed and the free act and deed of M.F. Real Estate.

Varsha Trivedi
Varsha Trivedi
Commissioner of Superior Court
Justice of Peace
Notary Public
My Commission Expires: My Commission Expires
March 31, 2002

Grantee's Address:
83 Camp Avenue
Stamford, CT 06907

- 2 -

THE LAND AFFECTED HEREBY LIES IN BLOCK 319
OF THE STAMFORD BLOCK MAP. RECEIVED FOR RECORD
AT STAMFORD ON 9-10-98 AT 3:15 P.M.
ATTEST: LOIS PONTBRIANT, TOWN AND CITY CLERK

July 5, 2023


*M F Real Estate LLP
513 Pepper Ridge Road
Stamford, CT 06905*

*Environmental Protection Board
City of Stamford
888 Washington Boulevard
Stamford, CT 06904*

Dear Sir/Madam:

As OWNERS of the property located at 83 Camp Avenue, Stamford, CT 06907, I authorize Steve Mickels to act as my agent on my behalf in presenting the necessary application to the City of Stamford Environmental Protection Board.

Signed,


Partner MF Real Estate LLP

Dear LOSTOCCO BROTHERS STAMFORD LLC

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 propose a storage area for landscaping materials on property located at 83 Camp Avenue, Stamford.

The application procedures of the EPB require that this notice be provided to surrounding property owners. Any questions may be directed to Steve Mickels at (203) 496-0588 or Joseph F. Risoli, P.E. at (203) 637-8036.

Sincerely,

Steve Mickels

Steve Mickels

Dear CAMP PLAZA MANAGEMENT LLC

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).

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Sincerely,

Steve Mickels

Steve Mickels

Dear 75 CAMP AVENUE LLC

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).

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Sincerely,

Steve Mickels

Steve Mickels

Dear 81 CAMP AVENUE PARTNERS LLC

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).

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Sincerely,

Steve Mickels

Steve Mickels

Dear VR CAMP AVENUE LLC

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Sincerely,

Steve Mickels

Steve Mickels

Dear OTC CAMP LLC

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).

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Sincerely,

Steve Mickels

Steve Mickels

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Sincerely,

Steve Mickels

Steve Mickels

Dear CAMP ASSOCIATES LLC

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).

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The application procedures of the EPB require that this notice be provided to surrounding property owners. Any questions may be directed to Steve Mickels at (203) 496-0588 or Joseph F. Risoli, P.E. at (203) 637-8036.

Sincerely,

Steve Mickels

Steve Mickels



Firm Mailing Book For Accountable Mail

Name and Address of Sender	Check type of mail or service <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail	Check type of mail or service <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery	USPS Tracking/Article Number	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1.	CAMP ASSOCIATES LLC 20 GARLAND DR STAMFORD, CT 06907																
2.	OTC CAMP LLC 90 CAMP AVE STAMFORD, CT 06907																
3.	OTC CAMP LLC 90 CAMP AVE STAMFORD, CT 06907																
4.	VR CAMP AVENUE LLC 84 CAMP AVE STAMFORD, CT 06907																
5.	81 CAMP AVE PARTNERS LLC 81 CAMP AVE STAMFORD, CT 06907																
6.	75 CAMP AVENUE LLC 75 CAMP AVENUE STAMFORD, CT 06907																
7.	LOSTOCO BROS STAMFORD LLC 90 FEDERAL RD DANBURY, CT 06810																
8.	CAMP PLAZA MANAGEMENT LLC 72 CAMP AVE STAMFORD, CT 06907																

