

**ENVIRONMENTAL PROTECTION BOARD
CITY OF STAMFORD
RECORD OF VOTES OF THE DECEMBER 21, 2023
REGULAR MEETING
CONDUCTED VIA INTERNET AND CONFERENCE CALL**

MEMBERS PRESENT:

Gary H. Stone, Chairman
Laura Tessier, Member
Thomas Romas, Alternate Member
Stephen Schneider, Alternate Member

MEMBERS NOT PRESENT:

Leigh Shemitz, Member
Todd Gambino, Member
David Kozlowski, Alternate Member

STAFF PRESENT:

Robert Clausi, Executive Director
Courtney Fahan, OSS, Land Use Bureau

Mr. Stone called the meeting to order at 7:30 p.m. Seated to vote for the meeting were Mr. Stone, Ms. Tessier, Mr. Romas, and Mr. Schneider.

➤ **MINUTES:**

October 19, 2023 (Regular Meeting)

The Board considered the minutes of the November 16, 2023 Regular Meeting. Members who were present at that meeting and eligible to vote were Mr. Stone, Ms. Tessier, and Mr. Romas. No comments or modifications were recommended.

Motion/Vote: Upon a motion by Ms. Tessier and second by Mr. Romas, the Board voted to **ACCEPT** the Regular Meeting Minutes of November 16, 2023.

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

➤ **APPLICATIONS & PERMITS:**

Acceptances/Extensions/Withdrawals

#2023-27 – 736 Den Road – Aleksandra Moch for Donald Broggi
Construct residential addition, pool, and drainage system (Parcel ID 003-6993)

The Board was informed Application #2023-27 was submitted on December 20, 2023 after the final agenda had been posted. Upon a motion by Ms. Tessier and second by Mr. Romas, the Board voted unanimously (4-0) to add this item to the agenda.

#2023-23 – 112 Gun Club Road – Quesited Consulting LLC for Jason & Cynthia Drexel
Construct pool and drainage system (Parcel ID 003-1979)

#2024-24 – 0 Studio Road – Redniss & Mead Inc. for Studio 503 LLC
Construct residential addition and modify driveway (Parcel ID 003-4841)

#2023-25 – 688 Westover Road – Redniss & Mead Inc. for Edward & Yvonne Raboy
Construct residential additions (Parcel ID 003-4194)

#2023-26 – 23 Laurel Road – Aleksandra Moch for TGF Holdings LLC
Construct residential additions and drainage system (Parcel ID 001-7689)

Mr. Stone acknowledged receipt of the minimum information necessary to accept EPB Permit Application #2023-23, 2023-24, 2023-25, 2023-26, and 2023-27.

Motion/Vote: Upon a motion by Ms. Tessier and second by Mr. Romas, the Board voted to **ACCEPT** EPB Permit Applications #2023-23 through 2023-27.

In Favor: Stone, Tessier, Romas, Schneider
Opposed/ Abstaining/ Not Voting: None

Action Items

#2023-17 – 1349 Newfield Avenue – Sterling Farms Golf Course

Hydrorake two ponds on a property within the non-drinking water supply watersheds of Springdale Brook, Ayers Brook, and the Noroton River. The property is located along the east side of Newfield Avenue, approximately 50 feet east of the intersection of Newfield Avenue and Newfield Drive, and is identified as Lot A, Account 002-6063, Card E 073, Map 78, Block 380, Zone P, and is \pm 132.500 Acres.

Reference is made to the EPB Agenda Summary Report dated December 15, 2023 containing 8 recommended conditions of approval.

Motion/Vote: Upon a motion by Ms. Tessier and second by Mr. Romas, the Board voted to **APPROVE** EPB Permit Application #2023-17 with slight modifications of two of the recommended conditions of approval.

In Favor: Stone, Tessier, Romas, Schneider
Opposed/ Abstaining/ Not Voting: None

MOD #1911 – 128 North Stamford Road – David Devin

Dredge a watercourse and reconstruct a weir and retaining wall on property within the non-drinking water supply watershed of Poorhouse Brook. The property is located along the west side of North Stamford Road, across from the intersection of North Stamford and Cascade Roads, and is identified as Lot B, Account 004-2096, Card N-010, Map 36, Block 387, Zone RA-1, and is \pm 3.532 Acres.

Reference is made to the EPB Agenda Summary Report dated December 13, 2023 containing 9 recommended conditions of approval.

Motion/Vote: Upon a motion by Ms. Tessier and second by Mr. Romas, the Board voted to **APPROVE** EPB Permit Modification Application #1911 with the 9 recommended conditions.

In Favor: Stone, Tessier, Romas, Schneider
Opposed/ Abstaining/ Not Voting: None

#2023-21 – 237 Blackberry Drive – Lot 31 –Steven Infield: To install a generator proximate to wetlands and watercourses on a property located within the public drinking water supply watershed of the Mianus River (East Branch). The property is situated along the west side of Blackberry Drive, and is identified as Lot 31, Account 003-4097, Card N-024, Map 15, Block 402, Zone RA-1, and is ± 1.00 Acres.

Reference is made to the EPB Agenda Summary Report dated December 15, 2023 containing 5 recommended conditions of approval.

Motion/Vote: Upon a motion by Ms. Tessier and second by Mr. Romas, the Board voted to **APPROVE** EPB Permit Application #2023-21 with the 5 recommended conditions.

In Favor: Stone, Tessier, Romas, Schneider
Opposed/ Abstaining/ Not Voting: None

#2023-22 – 65 Stanton Lane – Jessica Domiziano
Construct residential additions and drainage system

No discussion and no action taken by Board.

➤ **SUBDIVISION REVIEWS:** None

➤ **SITE PLAN REVIEWS:** None

➤ **SHOW CAUSE HEARINGS/ENFORCEMENT:**

136 Breezy Hill Road – James Banahan

Unauthorized clearing of vegetation and filling within wetland, watercourse, & upland review area

Reference is made to the EPB staff memo dated December 13, 2023 containing recommendation that the Cease & Desist Order be maintained and a January 18, 2024 deadline be set for submission of a restoration plan and information about a pipe that discharges to a wetland.

Board consensus with recommendations in staff memo; no vote taken by Board.

46 Bird Song Lane – Trevor Arthur and Heather Williams

Unauthorized construction of boulder retaining walls with fill in wetlands and upland review areas

Update only - no action taken by Board.

175 Prudence Drive – Christopher and Maria DiSiato

Unauthorized installation of shed on gravel pad in wetland

Reference is made to the EPB Enforcement Report dated December 13, 2023 containing enforcement recommendations, including that the Cease & Desist Order be maintained and a March 15, 2024 deadline be set for removal of shed and gravel from wetland.

Motion/Vote: Upon a motion by Ms. Tessier and second by Mr. Romas, the Board voted to **APPROVE** the recommendations in the Enforcement Report.

In Favor: Stone, Tessier, Romas, Schneider
Opposed/ Abstaining/ Not Voting: None

19 Twin Brook Drive – Mohamed Mahdi

Unauthorized removal of trees from wetland

Reference is made to the EPB Enforcement Report dated December 14, 2023 containing enforcement recommendations, including that the Cease & Desist Order be maintained and a deadline be set for restoration of the wetland.

Motion/Vote: Upon a motion by Ms. Tessier and second by Mr. Romas, the Board voted to **APPROVE** the recommendations in the Enforcement Report with some modifications and additional conditions.

In Favor: Stone, Tessier, Romas, Schneider
Opposed/ Abstaining/ Not Voting: None

➤ **OTHER BUSINESS:**

83 Camp Avenue – Steve Mickels for M F Real Estate LLP

Set deadline for submission of application to continue present use of property

Reference is made to the EPB staff memo dated December 15, 2023 containing recommendation that a February 15, 2024 deadline be set for submission of an application to continue present use of property or else enforcement action will be initiated.

Motion/Vote: Upon a motion by Mr. Romas and second by Mr. Scheider, the Board voted to **APPROVE** the recommendations in the staff memo.

In Favor: Stone, Tessier, Romas, Schneider
Opposed/ Abstaining/ Not Voting: None

0 Mill Road (Lot 2) – Withdraw Cease & Desist Order and Notice of Violation

Reference is made to the EPB staff memo dated November 28, 2023 containing recommendation that Cease & Desist Order be lifted and Notice of Violation be removed from Stamford Land Records.

Motion/Vote: Upon a motion by Mr. Romas and second by Mr. Scheider, the Board voted to **APPROVE** the recommendations in the staff memo.

In Favor: Stone, Tessier, Romas, Schneider
Opposed/ Abstaining/ Not Voting: None

Discussion of amendment of the Stamford Inland Wetlands and Watercourses Regulations

Discussion only - no action taken by Board.

➤ **ADJOURN:**

Motion/Vote: Upon a motion by Mr. Romas and second by Ms. Tessier the Board voted to **ADJOURN** the Regular Meeting of December 21, 2023.

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

Meeting adjourned at 9:26 p.m.

Gary H. Stone, Chairman
Environmental Protection Board