

**AGENDA SUMMARY REPORT
ENVIRONMENTAL PROTECTION BOARD**

APPLICATION: #2023-22, D'Andrea Surveying & Engineering, PC for Jessica Domiziano

DATE: February 12, 2024

LOCATION: 65 Stanton Lane

ZONE: R-20

WATERSHED: Rippowam River)

AREA: ±0.6189 Acres

ACCOUNT: 002-3687; **CARD:** N-005

MAP/BLOCK/LOT: 102/360/90

FLOOD MAP & DATE: 09001C0504F, 6/18/2010

ZONE: X – Minimal Chance Flood

REFERENCES:

- “Proposed Additions – Title Sheet,” “Existing Conditions – Topographic Survey,” “Development Plan,” “Sedimentation & Erosion Control Plan,” “Notes & Details,” and “Low Impact Development Plan,” prepared for Jessica Domiziano, 65 Stanton Lane, Stamford, Connecticut, prepared by D'Andrea Surveying & Engineering, P.C., dated November 9, 2023.
- “Drainage Summary Report,” 65 Stanton Lane, Stamford, Connecticut, prepared for Jessica Domiziano, by Rocco V. D'Andrea Inc., dated November 9, 2023.

PROPOSAL: The applicant is proposing to construct additions, expand the driveway, install drainage, and related activities proximate to wetlands on property situated within the non-drinking water supply watershed of the Rippowam River at 65 Stanton Lane.

Approximately 500 square feet of Upland Review Area are impacted by the proposed activities according to the applicant.

This application for permit was filed on November 9, 2023, and ACCEPTED by the Board at its November 16th meeting. The applicant granted the Board an extension to allow time to provide additional information requested. The application will have reached the statutory limit for a decision on March 25, 2024.

The property is located within a non-public drinking water watershed where EPB typically regulates activities within 25 feet to wetlands and watercourses.

Prior EPB Actions:

Permit #1717 issued August 1, 2017 – to construct an inground pool, fence, and maintain an existing shed, which was completed in compliance with approval.

DISCUSSION: The subject property is currently developed with a residential dwelling, inground pool, shed, and appurtenances and is serviced by municipal sewer and water. The property is located on the north side of Stanton Lane within a moderately dense residential neighborhood. The site improvements are located in the south and central portions of the property and wooded wetlands occupy the northern third of the property.

Several unauthorized encroachments were found during the initial site inspection and shown on the site plans submitted, including unauthorized drainpipes and patios. Currently, Staff is waiting to receive the following additional information requested in a letter dated December 12, 2023 and subsequent email regarding a trench and pipe leading to the shed:

1. Address unauthorized patios and encroachments into the Upland Review Area including roof drainpipe, portion of patio, and trampoline. Update plans to show removal/relocation or modify application to include any encroachments to remain.
2. Provide updated plans and correspondence to address all concerns outlined in the Engineering Department's memo (Kisken to Fausty, 11/29/23).
3. Show all existing/proposed roof leaders, drainpipes and required outlet protection.
4. Submit a planting plan prepared by a qualified professional to mitigate impacts from proposed activities and prior unauthorized disturbance.
5. Provide assessment of plantings installed under prior EPB Permit including recent photos.
6. Provide Project and Biological narratives as required per EPB checklist (enclosed).
7. Provide additional photos of areas of encroachments, wetlands and URA areas.

RECOMMENDATION: At this time, staff recommends delaying a decision until the March 15, 2024 meeting to allow more time to receive the aforementioned information.

Pamela B. Fausty