

**AGENDA SUMMARY REPORT
ENVIRONMENTAL PROTECTION BOARD**

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

DATE: February 12, 2024
Revised: *March 15, 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,” revised February 14, 2024, “Development Plan,” “Sedimentation & Erosion Control Plan,” “Notes & Details,” prepared for Jessica Domiziano, 65 Stanton Lane, Stamford, Connecticut, prepared by D’Andrea Surveying & Engineering, P.C., dated November 9, 2023, revised March 14, 2024.
- EPB Landscape Plan, 65 Stanton Lane, Stamford, Connecticut, prepared by Environmental Land Solutions, LLC, dated March 13, 2024.
- “Drainage Summary Report,” 65 Stanton Lane, Stamford, Connecticut, prepared for Jessica Domiziano, by Rocco V. D’Andrea Inc., dated November 9, 2023, revised March 11, 2024.

PROPOSAL: The applicant is proposing to construct additions, expand the driveway, install drainage, maintain portions of a patio, add rip rap protection to a drainpipe, and other 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 and 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.

The property does not contain any special flood hazard according to FEMA Flood Insurance Rate Map (Community Panel – 09001C-0504F, dated June 18, 2010).

PRIOR EPB ACTIONS: EPB Permit No. 1717 was issued August 1, 2017, to construct an inground pool, fence, and maintain an existing shed, and was completed in compliance with approval. A modest planting plan was successfully implemented within wetlands and the URA at the time.

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.

The proposed regulated activities include construction of additions, expansion of driveway, installation of subsurface drainage, maintaining a patio, adding rip rap outlet protection to a drainpipe, all within portions of the URA historically maintained as lawn and removal of household and landscape items stored behind the shed. In addition, two unauthorized drainpipes will be capped and removed.

EPB staff concerns include the effective control of erosion and sedimentation during and immediately following the construction activities, impacts on water quality from surface runoff, impacts on drainage and adjoining properties, and the potential for long-term impact to regulated areas, and mitigation of impacts. These concerns have been addressed by the applicant as described in the following paragraphs.

Impacts on Water Quality & Erosion Control: A detailed soil erosion control plan has been included with the application, which is appropriate to the circumstances and includes silt fence to trap sediment, stockpile areas, tree protection, and final stabilization measures. The longer-term stability of the affected areas will be achieved with implementation of plantings.

Impacts on Drainage and Adjoining Properties: Plans and reports were transmitted to the Engineering Bureau for review. The Engineering Bureau has reviewed the plans and has minor comments to be addressed prior to Building Permit approval.

Mitigation: In addition to plantings installed as part of the prior EPB Permit for the pool, which have matured and appear well established, a planting plan has been submitted to provide additional enhancements and assist with bio-filtration of surface runoff. No existing trees or other vegetation will be removed.

CONCLUSION: The proposed activities will occur within historically maintained lawn and the mitigation provided is sufficient to offset the potential minor impacts to regulated areas.



Looking from
shed towards
pipe and trench
to be removed
and restored.



Looking north
towards original
plantings.

RECOMMENDATION: If the Board confirms that the proposed development will not have significant impact upon the regulated areas/resources, they may determine to **APPROVE** this EPB Permit Application with the following conditions.

1. Work shall comply with the following plans and correspondence:
 - "Proposed Additions – Title Sheet," "Existing Conditions – Topographic Survey," revised February 14, 2024, "Development Plan," "Sedimentation & Erosion Control Plan," "Notes & Details," prepared for Jessica Domiziano, 65 Stanton Lane, Stamford, Connecticut, prepared by D'Andrea Surveying & Engineering, P.C., dated November 9, 2023, revised March 14, 2024.
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2. Permit "Filing Fee" of Seventy and 00/100 Dollars (\$70.00) to be submitted to staff within 15 days.
3. Permit "Compliance Fee" in the amount of Two Hundred and 00/100 Dollars (\$200.00) shall be filed with the Environmental Protection Board. The initial fee shall be submitted to the EPB prior to the start of any site activity and issuance of building permit. Subsequent fees shall be submitted on an annual basis on or before the anniversary of each permit's effective date until each project is satisfactorily completed. Said fee is required pursuant to Section 5.10b of the "Inland Wetland and Watercourse Regulations."
4. Standard bond or other acceptable surety for installation of erosion controls, tree protection, landscaping, and professional certifications, plus an additional 15 percent contingency, to be filed with the EPB. An estimate is to be prepared by the permittee and submitted to EPB staff for review and approval.

5. Final endorsement by the Engineering Bureau prior to EPB Building Permit approval.
6. Notification of staff no less than 48 hours prior to the start of work, and submittal of a standard Contractor's Compliance form (see link below) completed by the contractor engaged to perform the regulated activities and submitted to EPB staff.
https://stamfordct.seamlessdocs.com/f/contractors_compliance_statement
7. Proposed disturbance limits and work areas shall be staked in the field by a Connecticut licensed surveyor prior to the start of any site activity.
8. Sediment and erosion controls shall be installed in the manner and location shown on the permit plans prior to the start of any site activity and approved in writing by EPB Staff.
9. All disturbed earth surfaces shall be stabilized immediately upon the completion of construction and prior to the release of performance surety.
10. Removal of all household and landscape items stored behind the shed.
11. Submission of a modified Standard Landscape Maintenance Agreement prior to issuance of a Certificate of Occupancy and return of surety.
12. All landscaping improvements to be completed under the supervision of qualified professionals with written certification (signed/letterhead) of proper completion provided to EPB staff prior to issuance of a Certificate of Occupancy and return of surety.
13. All drainage, grading, utilities, final stabilization measures, and other engineered elements shall be implemented under the supervision of the project engineer/surveyor, with written certifications (engineer-signed/sealed) and an improvement location survey (surveyor-signed/sealed) submitted prior to the receipt of EPB authorization for a certificate of occupancy/completion. The certification shall be based upon periodic inspections and review of the data shown on the final Improvement location survey (ILS). Reference is made to the submittal checklist in the Stamford Drainage Manual.

Pamela B. Fausty