

**AGENDA SUMMARY REPORT
ENVIRONMENTAL PROTECTION BOARD**

Date: April 1, 2024

Application #2024-06

Location: 482 Woodbine Road

Applicant: William Finan

Watershed: Rippowam River (DWS)

Flood Map: 09001C0366F (6/18/2010)

Flood Zone: X (Area outside .2% annual chance floodplain)

Area: 1.08 acre

Account: 001-3013

Map: 10

Block: 388

Lot: 10

References

- Plan entitled “Emergency Septic Repair Plan – Prepared for William Finan – 482 Woodbine Road, Stamford CT” prepared by Sound View Engineers & Land Surveyors, LLC – certified by Robert Steven Zmarzlak, CT PE #17480 – dated February 26, 2024.

Proposal

The applicant proposes to replace the septic system at 482 Woodbine Road. Staff estimates approximately 1,600 square feet of lawned upland review area will be impacted by the fill and new leaching galleries required as part of the new septic system.

This application was filed on March 20, 2024, and was accepted by the Board at its meeting held on March 21, 2024.

Description of Project Area

482 Woodbine Road is developed with a single-family residence, driveway, patio, septic system, and well. Except for the well, these improvements are concentrated in the northeast portion of the property. Soil scientist Kenneth C. Steven, Jr. inspected the property in September 2005 and delineated a ponded wetland in the western corner that is underlain by Ridgebury, Leicester, and Whitman extremely stony fine sandy loam wetland soil. This wetland is cross hatched on the attached printout of a 2019 GIS color infrared aerial image and is connected to a large swamp wetland/watercourse system which extends off-site to the west and is protected by a conservation easement.

The property lies within the drinking water supply portion of the Rippowam River where the Environmental Protection Board typically regulates a minimum 50-foot upland review area around wetlands and 100-foot wide URA around watercourses. This property is not located within a Connecticut Natural Diversity Data Base area of concern.

Prior EPB Actions

EPB Permit #2652 / Construction of a residential addition

Issues/Discussion

The existing septic system at 482 Woodbine Road has been found to be impaired and in need of replacement. The engineered plan which has been submitted calls for the new galleries to be installed in 2-3 feet of select septic fill in order to raise the bottom of the galleries sufficiently above the high ground water table. This plan has been referred to the Stamford Health Department for their review. Three trees that will be surrounded by this fill are likely to be adversely impacted and any of these trees that don't survive should be replaced.

A final construction plan that clearly depicts and labels the perimeter erosion controls, tree protection, construction entrance, stockpile area, and any other erosion and sedimentation control measures the applicant's engineer determines are required to protect the nearby wetland and watercourse during construction should be submitted before site work begins. This plan should also depict the on-site wetland/watercourse area and the limit of the upland review area.

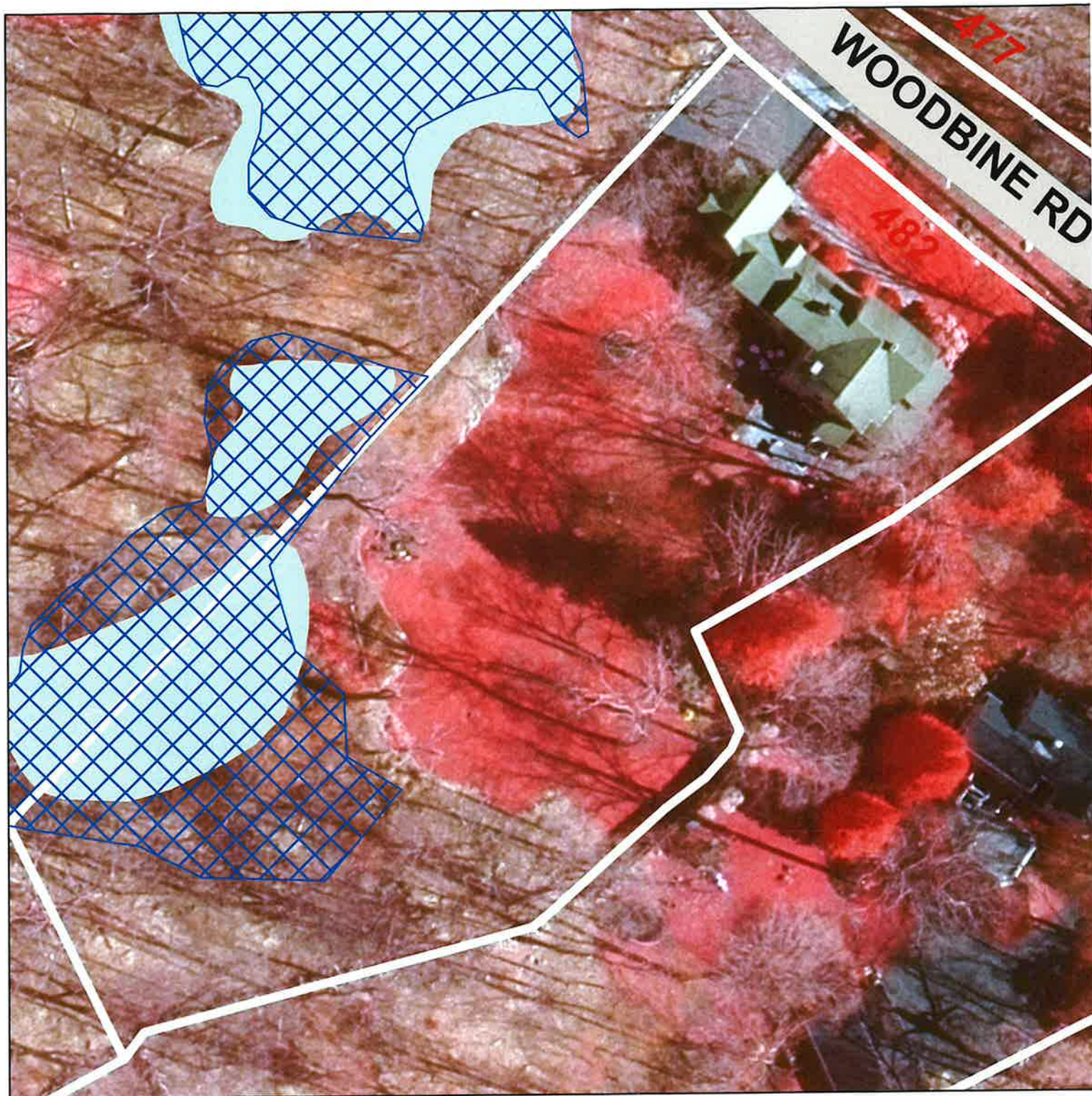
The GIS aerial images from 1998 – 2019 indicate that lawn has encroached into the naturally vegetated protective buffer along the east side of the wetland over this period. It would therefore be appropriate for the Board to require the applicant to submit a plan to restore native trees, shrubs, and herbaceous perennials to the ~1,000 square foot portion of lawn that most notably bulges into the buffer to the west of the 24" oak that is labeled on the plan at the western end of the back yard. Trash and landscaping debris deposited in and adjacent to the on-site wetland as well as on the abutting property to the west should also be removed as part of this project.

Recommendation

Replacement of this impaired septic system with a system that functions properly and meets current health code standards is important for protection of the wetland and watercourse. Staff therefore recommends the Board issue a permit with the following conditions:

1. Work shall comply with the plan entitled "Emergency Septic Repair Plan – Prepared for William Finan – 482 Woodbine Road, Stamford CT" prepared by Sound View Engineers & Land Surveyors, LLC – certified by Robert Steven Zmarzlak, CT PE #17480 – dated February 26, 2024.
2. The permittee shall submit a permit filing fee of \$65.00 within fifteen days of the decision's publication (on or about April 30, 2024).
3. The permittee shall submit a "Permit Compliance Fee" in the amount of \$200.00 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 the permit's effective date until the project is satisfactorily completed. Said fee is required pursuant to Section 5.10b of the "Inland Wetland and Watercourse Regulations."
4. Stamford Health Department approval of the septic design shall be obtained prior to the start of any site activity.

5. The final plan as approved by the Health Department shall be submitted for review and approval of EPB staff prior to the start of any site activity. This plan shall clearly depict and label the perimeter erosion controls, tree protection, construction entrance, stockpile area, and any other erosion and sedimentation control measures required to protect the nearby wetland and watercourse during construction. This plan shall also depict the on-site wetland/watercourse area and the limit of the upland review area.
6. The permittee shall submit a performance bond or certified check to secure the timely and proper performance of the sediment and erosion controls and supervisions/certifications. A detailed estimate of cost shall be supplied to EPB staff for approval prior to the submission of the performance surety. The performance surety shall be submitted to EPB staff prior to the start of any on-site activities and issuance of a building permit.
7. A Contractor's Compliance Statement completed by the contractor engaged to perform the regulated activities shall be submitted to EPB staff no less than 48 hours prior to the start of work. (https://stamfordct.seamlessdocs.com/f/contractors_compliance_statement).
8. The permittee shall submit a planting plan to restore the approximately 1,000 square-foot encroachment of lawn into the buffer closest to the wetland. This plan include native trees (minimum 1" caliper), shrubs, and herbaceous perennials, and shall be subject to review and approval by EPB staff.
9. The trash and landscaping debris deposited in and adjacent to the on-site wetland as well as on the abutting property to the west shall be removed by hand.
10. Sediment and erosion controls shall be installed and approved in writing by EPB staff prior to the start of any other site activity.
11. Upon the completion of construction, all disturbed areas shall be stabilized with topsoil, seed and mulch, sod, or other suitable alternatives.
12. Upon the completion of construction, a final as-built plan that includes the on-site wetland/watercourse area and is certified by a Connecticut-licensed professional land surveyor shall be submitted to EPB.
13. Upon the completion of construction, a Connecticut-licensed professional engineer shall submit written certification that all engineered elements, including grading and final stabilization measures, have been fully and properly completed per the approved plans and permit.
14. The bond shall be held for one year following completion of the approved activities, provided EPB staff determine at least 80% of the restoration plantings remain alive and thriving. Mortality of more than 20% of the restoration plantings and/or death of any of the trees that will be surrounded by septic fill shall be replaced before release of the bond.



Legend



MappedWetland



Planimetric_Hydrography

482 Woodbine Road 2019

The information displayed on this map is for general reference only.
The data is not survey accurate. The City of Stamford assumes no legal
responsibility for the information contained herein.
Map printed 4/1/2024, City of Stamford.

0 20 40 80 Feet

