

**SUPPLEMENTAL AGENDA SUMMARY REPORT
ENVIRONMENTAL PROTECTION BOARD**

Date: April 3, 2024

Application #2023-15

Location: 0 Wire Mill Road

Applicant: AECOM for Aquarion Water Company

Watershed: Rippowam River

Flood Map: 09001C0506F (6/18/2010)

Flood Zones: AE inc. Floodway (El. 137.8), X

Area: 3.14 acres **Account:** 002-2121 **Map:** 67 **Block:** 378 **Lot:** IP-04

References

- Plan entitled “Proposed Site Plan – Wire Mill Well Improvements – Wire Mill Road, Stamford CT” prepared by AECOM Technical Services, Inc. – dated February 2024.

Proposal

The Aquarion Water Company of Connecticut is requesting a modification of the requirement stated in Condition #4 of EPB Permit #2023-15 that the new pump house be constructed with precast rather than poured in place concrete. The development plan also no longer includes a transformer platform in front of the pump house after revisions required by Eversource Energy.

This application was submitted on March 15, 2024 and was accepted by the Board at its March 21, 2024 meeting.

Property Description

The subject property is undeveloped and primarily wooded except for the existing one-story concrete block pump house and a gravel access drive. The Rippowam River flows to the west through the northern portion of the property and wetlands consisting of extremely stony Leicester soil and disturbed Aquents soil fringe both sides of the river and extend well south of the river along the eastern and western portions of the site. Most of the property lies in the AE flood zone with a base flood elevation of approximately 137.8. A majority of the on-site floodplain, including the pump house, is also in the floodway.

This reach of the Rippowam River is in a non-drinking water supply watershed where the Environmental Protection Board typically regulates a minimum 25-foot upland review area around wetlands and watercourses. As suggested by the presence of the pump house, this property lies within the Wire Mill Aquifer Protection Area. This property is not located within one of the Connecticut Natural Diversity Data Base areas of concern.

Prior EPB Actions

EPB Permit #2023-15 / Replacement of public water supply well pump house

Issues/Discussion

In October 2023, the Environmental Protection Board approved Permit #2023-15 for replacement of Aquarion's Wire Mill pump house in this special flood hazard area. A copy of the approved site plan is attached. During the Board's discussion of the application, members voiced their concern that this project should be completed as expeditiously as possible given the dynamic nature of the construction site. When asked whether using precast components or poured in place concrete would be the most time-efficient method for this project, the applicant's agent stated her opinion that using precast would be faster. The Board therefore added a requirement to permit condition #4 that precast components be used to shorten the duration of the project and thereby minimize impacts to the stream and floodplain.

The applicant acknowledges in their Project Narrative that it is important to construct the pump house as quickly as possible. They go on to detail several reasons why using poured in place construction may be faster than using precast components (e.g., the curved design of the new pump house, the tricky logistics of getting precast components across the river, possible supply chain delays getting precast components, etc.). The applicant therefore asks the Board to grant the project team and contractor the flexibility to use whichever method they determine will result in the most efficient schedule. The applicant's agent has been asked to explain whether it is possible and likely that a contractor building a poured in place structure would set up the concrete operation on the roadside and pump the concrete to the building site without having to cross the river.

The Project Narrative also explains that Eversource Energy now prefers that its transformer be mounted on an existing roadside utility pole rather than on the platform which the applicant previously designed and which the Board approved to stand to the east of the pump house. As shown on the attached copy of the October 2023 "Site Details III" plan and elevation, this transformer platform would have been a substantial structure the construction of which would have added time to the project and would have required a larger fenced-in area around the pump house. The elimination of this platform is a significant improvement to the project and by itself would have been approved by staff as a design change within the scope of the original permit.

Recommendations

Condition #4 of Permit #2023-15 can be revised if the Board decides the applicant should be given the flexibility to use either precast or poured in place concrete construction methods for the pump house. Otherwise, the Board may deny this modification application, but must state on the record both the reasons it feels granting the approval would have a greater adverse impact on floodplain/floodway functions and the types of alternatives that may have less impact which the applicant can investigate.



Robert E. Clausi

PERMIT DRAWINGS

ISSUE/REVISION

IR#	DATE	DESCRIPTION

PROJECT NUMBER

60687711

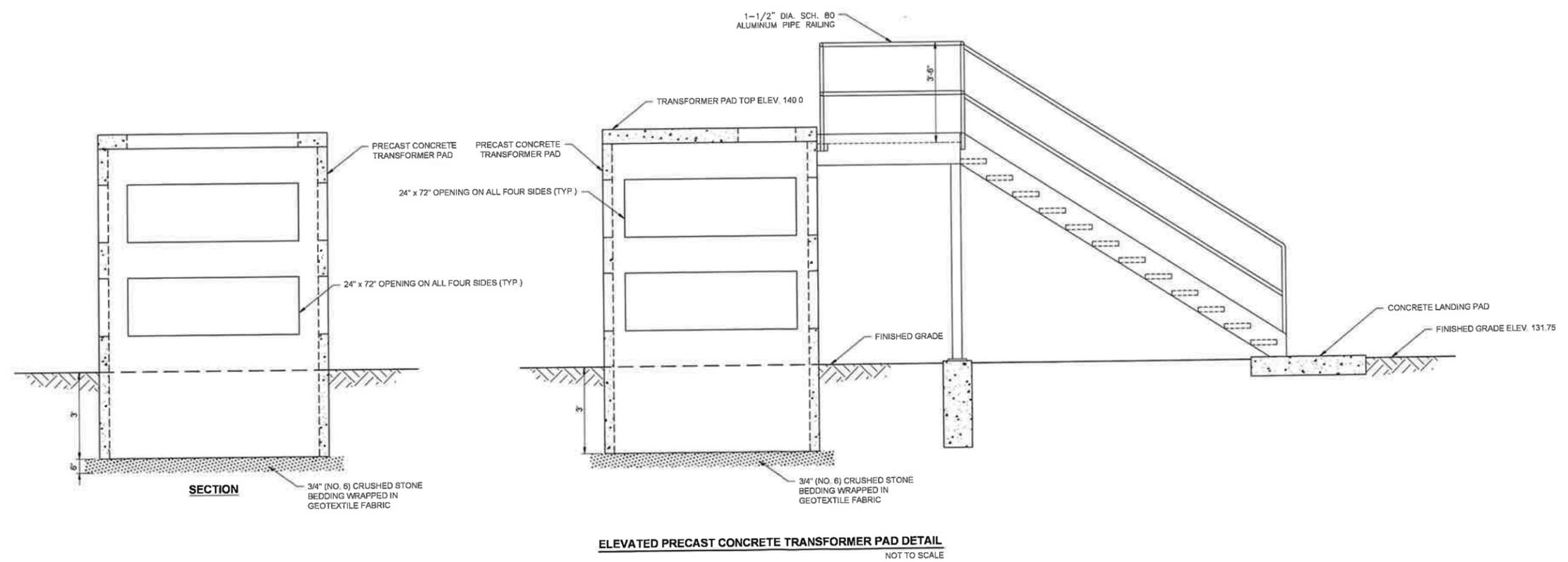
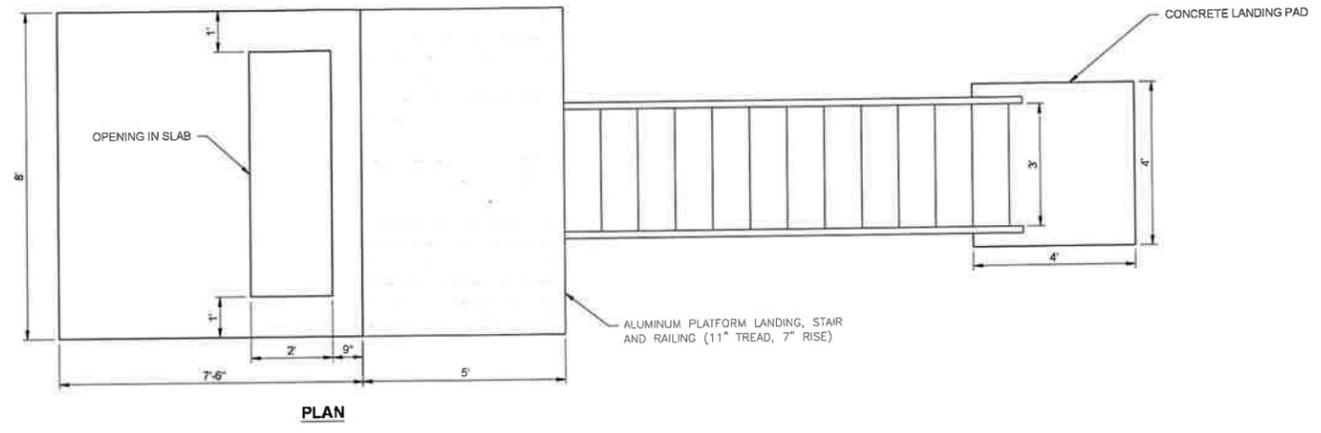
Designed By:	R. BERLANDY
Drawn By:	R. BERLANDY
Dept Check:	G. SIMARD
Proj Check:	
Date:	OCTOBER 2023
Scale:	AS INDICATED

DISCIPLINE
CIVIL
SHEET TITLE

SITE DETAILS III

SHEET NUMBER

99 C-503



ELEVATED PRECAST CONCRETE TRANSFORMER PAD DETAIL
 NOT TO SCALE