

400

**WARRANTY DEED**

400

**TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:**

Know ye, that **MARTHA J. MCCANN-LAZOR** and **TOBY LAZOR** of 131 Bentwood Drive  
of the **City of Stamford**, County of Fairfield and State of Connecticut

for the consideration of **One million three hundred ninety six thousand dollars and  
no cents.**

paid, grant to **Cynthia Kucher and Taras Kucher** as joint tenants with rights of  
survivorship

with **WARRANTY COVENANTS**

See Schedule A attached hereto and made a part hereof

The property address is: **131 BENTWOOD DRIVE, STAMFORD, CT 06903**

INSTR # 2007017115 VOL 08072 PG 0078 RECD 07/16/2007 08:06:30 AM  
DONNA M LOGUSCI CITY & TOWN CLERK STAMFORD CT  
TOWN CONVEYANCE TAX 4,966.00 STATE CONVEYANCE TAX 9,960.00  
BLOCK

Signed this 23<sup>rd</sup> day of May, 2007.

✓ [Signature]  
First Witness  
Print Name Trace L. Rotante

x [Signature]  
Martha J. McCann-Lazor

✓ [Signature]  
Second Witness  
Print Name Juliet Cefaloni

✓ [Signature]  
First Witness  
Print Name Trace L. Rotante

x [Signature]  
Toby Lazor

✓ [Signature]  
Second Witness  
Print Name Juliet Cefaloni

STATE OF Connecticut  
COUNTY OF Fairfield ) TOWN OR CITY OF: Stamford

On this the 23<sup>rd</sup> day of May, 20 07, before me, the undersigned officer, personally appeared **Martha J. McCann-Lazor**, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof I hereunto set my hand.

SEAL

[Signature]  
Notary Public  
My Commission Expires: May 31, 2008

**DEBBI SIMMS**  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES May 31, 2008

STATE OF Connecticut  
COUNTY OF Fairfield ) TOWN OR CITY OF: Stamford DATE:

On this the 23<sup>rd</sup> day of May, 20 07, before me, the undersigned officer, personally appeared **Toby Lazor**, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof I hereunto set my hand.

SEAL

[Signature]  
Notary Public  
My Commission Expires: May 31, 2008

**DEBBI SIMMS**  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES May 31, 2008

Grantee's Mailing Address:

SCHEDULE A

DESCRIPTION

All that certain piece, parcel or tract of land, with the buildings and improvements thereon, situated in the city of Stamford in the county of Fairfield and state of Connecticut, known and designated as Lot No. 6 as shown and delineated on a certain map entitled "Map of 'Bentwood' Property in Stamford, Connecticut Showing Revision of Lots No. 4, 5 and 6, Map No. 8141 S.L.R. Prepared for Harry Bennett and Merritt Construction Co., Inc.", now on file in the office of the town clerk of said Stamford and numbered 8403, reference thereto being had; said premises being bounded and described as follows:

NORTHWESTERLY:	305.47 feet by land now or formerly of Mary R. L. Tunney;
NORTHEASTERLY,	
SOUTHEASTERLY	and again
NORTHEASTERLY:	535.81 feet by land now or formerly of Henry C. Millet and Ruth Millet;
SOUTHEASTERLY:	123.14 feet by the curved line of Bentwood Drive;
SOUTHERLY:	65.71 feet; and
SOUTHWESTERLY:	389.40 feet by land now or formerly of Judith Kurtz.

Containing in area 2.0010 acres.

FIRST AMERICAN TITLE INSURANCE COMPANY

# SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

545 Highland Avenue • Route 10 • Cheshire • Connecticut • 06410 • (203) 272-7837 • Fax (203) 272-6698

## SOIL REPORT

TO: Judy Smith  
131 Bentwood Drive  
Stamford, CT 06903

SSS Job No. 02-533-CT-STA-62  
Client Job No. \_\_\_\_\_  
Site Inspection Date Sept. 23, 2002

PROJECT TITLE AND LOCATION 131 Bentwood Drive, Stamford, CT

PROJECT DESCRIPTION: *Inland wetland identification and classification of soils*

### METHOD FOR IDENTIFICATION OF MAP UNITS

#### Wetlands

- ☒ Field marking (flagging) for survey.  
☒ Field plotting on subdivision map, scale: 1"=100', contour: none.  
☐ Field plotting on aerial photography.

#### Non Wetland Soils

- ☒ High intensity field identification by Soil Scientist.  
☐ Medium intensity identification from USDA, Soil Conservation Service Soil Maps.

### METHOD OF SOIL IDENTIFICATION

- ☒ Spade and Auger  
☐ Deep test pits (backhoe)  
☐ Other \_\_\_\_\_

### SOIL MOISTURE CONDITION

☐ Dry ☒ Moist ☐ Wet

Frost Depth \_\_\_\_\_ in.

Snow Depth \_\_\_\_\_ in.

*The classification system of the National Cooperative Soil Survey, USDA, Soil Conservation Service and the County Identification Legend were used in this investigation. The investigation was conducted by the undersigned Certified Soil Scientist.*

*All wetland boundary lines established by the undersigned Soil Scientist are subject to change until officially adopted by local, state or federal regulatory agencies.*

Respectively submitted by

SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

Thomas W. Pietras  
Soil Scientist

Field Investigator

Thomas W. Pietras

Approved by

Kenneth C. Stevens, Jr.  
Principal Soil Scientist

See attached page(s)

# SOIL REPORT *continued*

PROJECT TITLE: 131 Bentwood Drive, Stamford, CT

## MAPS/PLANS TRANSMITTED TO CLIENT

☒ Sketch location of Wetlands and other Soil Types.

☐ None

## NUMBERING SEQUENCE OF WETLAND BOUNDARY LINE MARKERS

1 THRU 10

11 THRU 18

## SUMMARY SOIL DESCRIPTIONS

### WETLAND SOILS

Ridgebury, Leicester and Whitman extremely stony fine sandy loams (Rn). These are poorly and very poorly drained, moderately coarse textured glacial till soils.

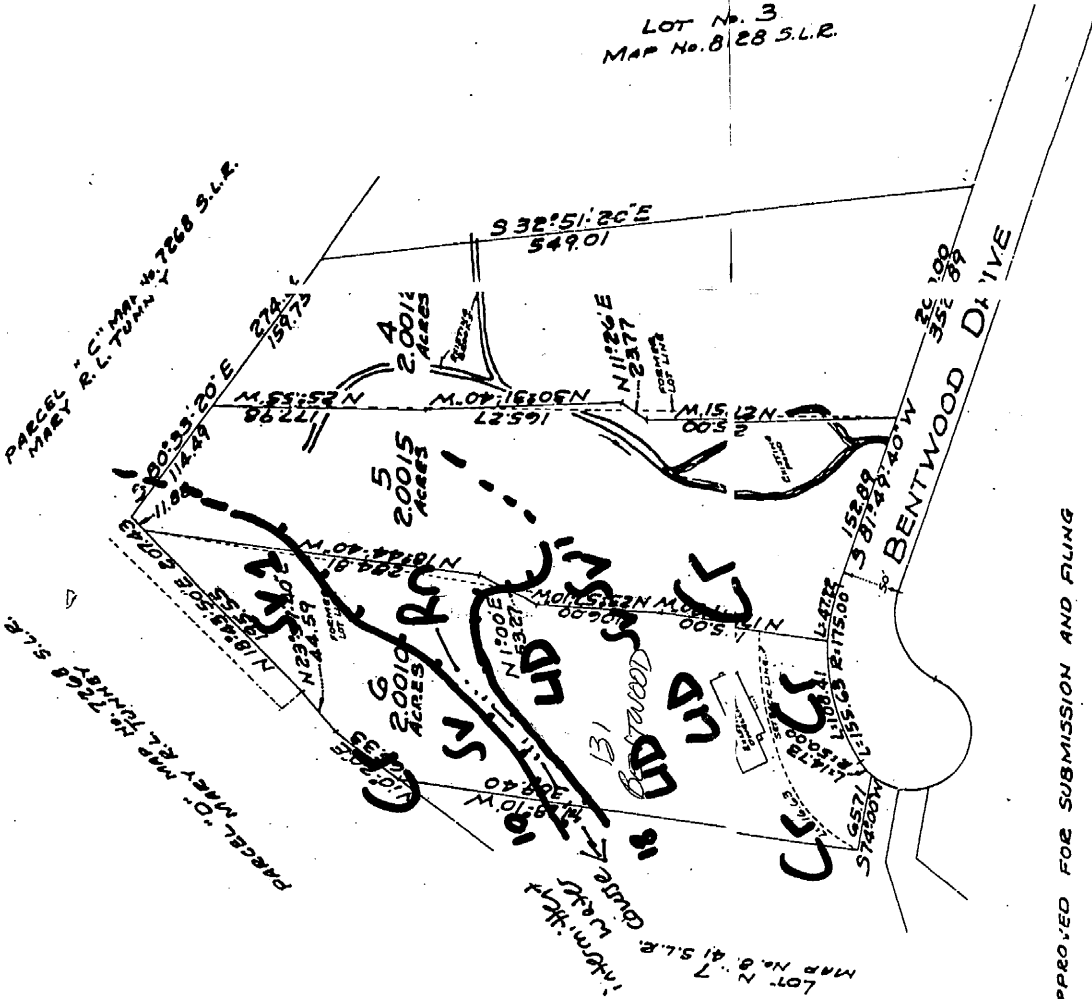
### NONWETLAND SOILS

Charlton-Hollis fine sandy loams (Cr). These are deep, moderately deep and shallow to bedrock, well drained, moderately coarse textured, friable glacial till soils.

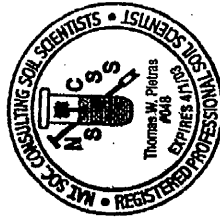
Sutton fine sandy loam (Sv). This is a deep, moderately well drained, moderately coarse textured, friable glacial till soil.

Udorthents, smoothed (UD). This is a well to moderately well drained disturbed soil that has had two (2) feet or more of its original soil surface excavated or filled.

For further information about the soils, refer to Soil Survey of Fairfield County, Connecticut.



Sketch map of Inland Wetlands,  
watercourse + Soil Types field  
identified on September 23, 2002  
Thomas W. Vietnas



APPROVED FOR SUBMISSION AND FILING

DATE: FEBRUARY 14, 1967  
JENNIFER CONSTRUCTION CO., INC.

BY: [Signature]

APPROVED BY THE STAMFORD PLANNING BOARD  
FOR FILING PURPOSES IS

[Signature]  
February 14, 1967  
[Signature]  
PLANNING AND ZONING DIRECTOR

REFER TO MAP No. 814/ S.L.R.

Received on file  
In Town Clerk's Office  
Stamford, Conn.  
Feb. 15, 1967

Wm. Logie A. Chapin  
Town Clerk

MAP  
"BENTWOOD"  
PROPERTY IN  
STAMFORD, CONNECTICUT  
SHOWING  
DIVISION OF LOTS No. 1 5 AND 6

# SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

545 Highland Avenue \* Route 10 \* Cheshire \* Connecticut \* 06410 \* (203) 272-7837

FAX (203) 272-6698

---

## DEFINITIONS AND METHODOLOGY FOR IDENTIFICATION OF STATE REGULATED WETLANDS & WATERCOURSES

Wetlands and watercourses are regulated in the State of Connecticut by the Connecticut General Statutes, Chapter 440, sections 22a-28 to 22a-45. The Statutes are divided into the Inland Wetlands and Watercourses Act (sections 22a-36 to 22a-45) and the Tidal Wetlands Act (sections 22a-28 to 22a-35). Inland Wetlands "means land, including submerged land, not regulated pursuant to sections 22a-28 to 22a-35, inclusive, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey, as may be amended from time to time, of the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture" section 22a-38(15).

Watercourses "means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private which are contained within, flow through or border upon this state or any portion thereof, not regulated pursuant to sections 22a-28 to 22a-35, inclusive. Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (A) Evidence of scour or deposits of recent alluvium or detritus, (B) the presence of standing or flowing water for a duration longer than a particular storm incident, and (C) the presence of hydrophytic vegetation" section 22a-38(16).

Tidal Wetlands are defined as "those areas which border on or lie beneath tidal waters, such as, but not limited to banks, bogs, salt marsh, swamps, meadows, flats, or other low lands subject to tidal action, including those areas now or formerly connected to tidal waters, and whose surface is at or below an elevation of one foot above local extreme high water; and upon which may grow or be capable of growing some, but not necessarily all of the following:" (includes plant list) section 22a-29(2).

## METHODOLOGY FOR IDENTIFICATION OF SOILS, WETLANDS & WATERCOURSES

1) **SOILS IDENTIFICATION**: Soils are investigated by digging test holes with a spade and auger. Test holes are typically dug to depths of between 15 and 40 inches. Based on soil features, including coloration patterns, texture and depths to restrictive layers, the soils are identified by soil series name utilizing the classification system of the National Cooperative Soil Survey. Soil series map numbers correspond with the State Soil Map Legend established by USDA, NRCS in the State of Connecticut Soil Survey. For further soils information, refer to the NRCS website for CT: [www.ct.nrcs.usda.gov](http://www.ct.nrcs.usda.gov)

2) **INLAND WETLAND DELINEATION**: Soil test holes and borings are made in selected areas in order to determine the lateral extent of Inland Wetlands. The boundaries of the Inland Wetlands are identified in the field and delineated with consecutively numbered survey tapes, unless instructed by the client to only map wetland boundaries for planning purposes. The approximate locations of the wetland boundaries are hand drawn onto a map and are included with the wetlands report.

3) **IDENTIFICATION OF WATERCOURSES**: Very often the locations of ponds, streams and rivers are already shown on a survey map. If a watercourse is absent from a survey map, then survey tapes, labeled "watercourse" or "intermittent watercourse" are placed along the channel and the approximate location of the watercourse is also sketched onto the map.

4) **TIDAL WETLANDS DELINEATION**: Tidal Wetlands are identified based on a predominance of tidal wetland plants and observation of physical markings or water laid deposits resulting from tidal action. Tidal Wetland boundaries are delineated by locating the upland limits of those plants listed in section 22a-29(2) to the extent that these plants reflect inundation by tides.



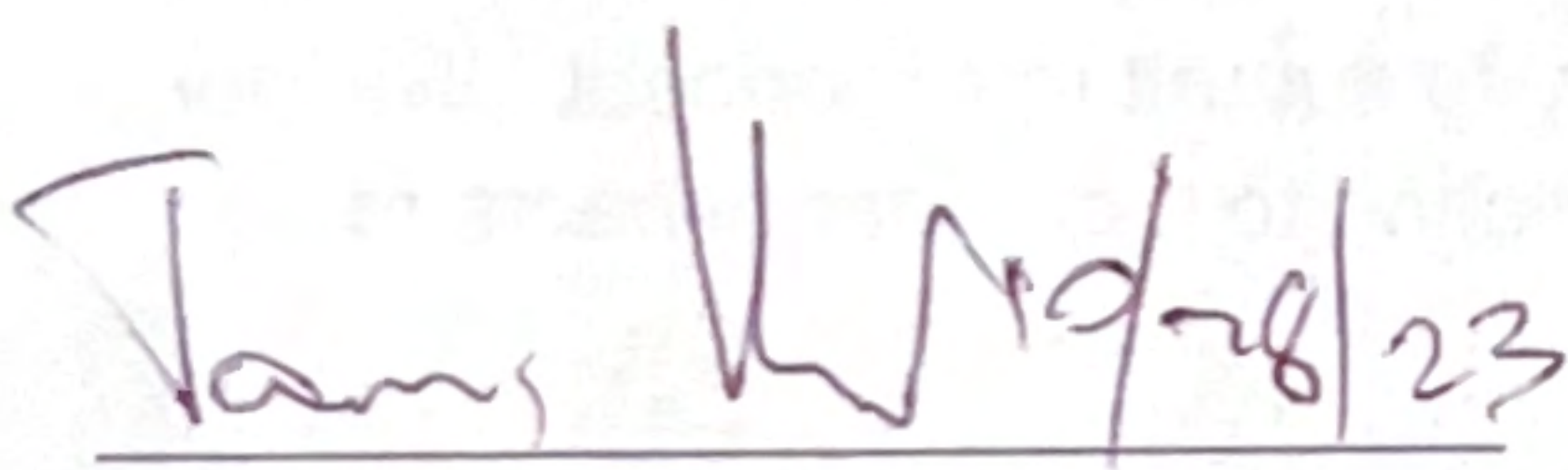
Wayne Clarke Landscape Architecture  
Environmental Site Planning  
Promoting early planning with architecture and engineering

October 26, 2023

To: <sup>α</sup> Dr. Teras Kucher  
Dr. Cynthia Kucher  
131 Bentwood Drive  
Stamford, CT 06903

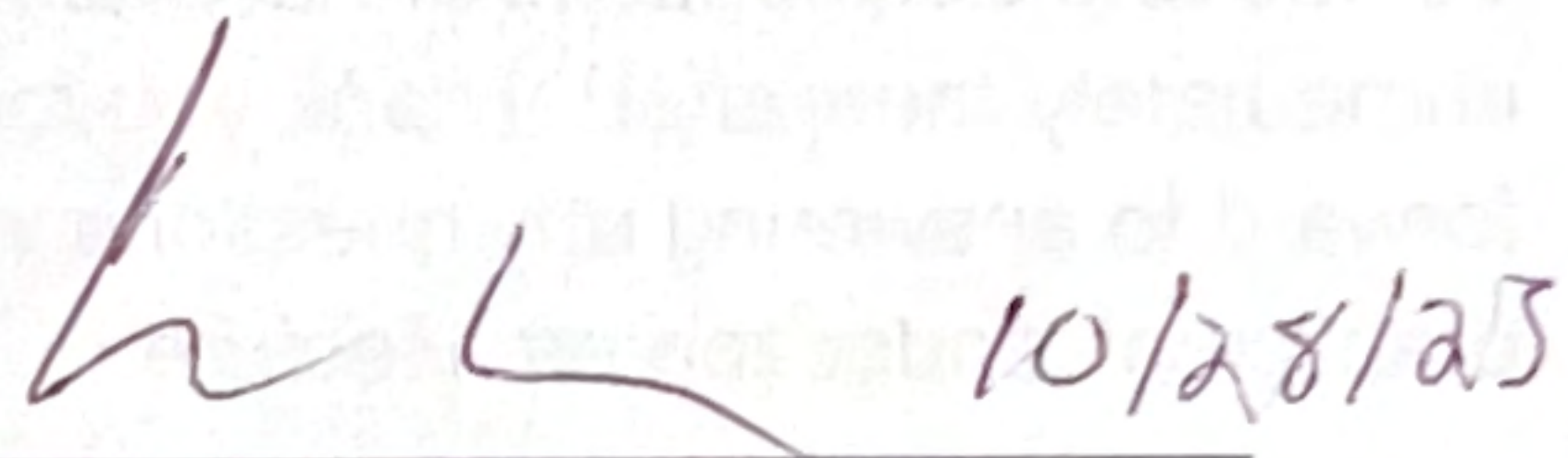
Re: Agent authorization form

This is to authorize Wayne A. Clarke to serve as my agent, specifically in matters relating to the proposed work involving regulated activity on my property at the above referenced address. This would include preparing and presenting applications to regulatory departments of the City of Stamford such as the Environmental Protection Board, Building, Zoning and Engineering.



Dr. Teras Kucher /date

<sup>α</sup>

 10/28/23

Dr. Cynthia Kucher /date

## Statewide Inland Wetlands & Watercourses Activity Reporting Form

*Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:*

*DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3<sup>rd</sup> Floor, Hartford, CT 06106*

*Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.*

### PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: \_\_\_\_\_ month: \_\_\_\_\_
2. ACTION TAKEN (see instructions - one code only): \_\_\_\_\_
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(print name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Stamford  
does this project cross municipal boundaries (check one)? yes ☐ no ☒  
if yes, list the other town(s) in which the activity is occurring (print name(s)): \_\_\_\_\_
6. LOCATION (see instructions for information): USGS quad name: \_\_\_\_\_ or number: 106,113  
subregional drainage basin number: 7407
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Wayne Clarke
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 131 Bentwood Drive  
briefly describe the action/project/activity (check and print information): temporary ☒ permanent ☐ description: filling to level lawn, low retaining walls, native planting
9. ACTIVITY PURPOSE CODE (see instructions - one code only): A
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 2, 14, \_\_\_\_\_
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):  
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 0.1147 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0.02 acres

DATE RECEIVED:

### PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



**Wayne Clarke Landscape Architecture**  
**Environmental Site Planning**  
Promoting early planning with architecture and engineering

April 17, 2024

Dr. Mamisha Juthani, MD  
Commissioner of the Connecticut Department of Public Health  
400 Capital Avenue  
Hartford, CT 06134

Re: Notice of application to EPB for 131 Bentwood Drive, Stamford, CT

Dear Dr. Juthani,

Pursuant to section 5.3 (e) of the Inland Wetland and Watercourses Regulations of the City Of Stamford, Environmental Protection Board, <sup>1</sup> notice is hereby given to you and your office as Commissioner of the Connecticut Department of Public Health, that an application to conduct regulated activity within 50 feet of wetland soil and 100 feet of an intermittent stream designated as "drinking water" (by the City of Stamford) at 131 Bentwood Drive, has been submitted to the Environmental Protection Board on April 17, 2024.

**PROPOSED WORK:**

1. **Removal of the existing above ground pool and surrounding composite deck** (wood structure) totalling 1,800 sf. The pool was underutilized and is in a state of disrepair and apparently does not hold water. The deck without the pool is hazardous. All material would either be reused in constructing the proposed deck extension or safely disposed off site. The earth beneath the deck would be immediately stabilized with fast germinating grass seed and heavy sterile hay mulch as necessary to minimize erosion.
2. In order to make the site's generally steeply sloping land more accessible for lawn related activities in the rear garden, it is proposed to **create a gently sloping lawn area for family recreation. Filling and retaining of approximately 270**

---

<sup>1</sup> *The applicant shall give written notice, certified mail, return receipt requested, to the Commissioner of the Connecticut Department of Public Health on the same day of filing an inland wetland application to conduct an activity in a wetland or watercourse any portion of which is located within a public drinking water supply watershed.*

**cubic yards of clean/screened fill and topsoil is proposed for that purpose.**  
Walls averaging as much as four foot height would retain the fill..

**3. Low walls are proposed along the west side of the drumlin to retain soil for planting in areas of exposed ledge.**

**4. 200 square feet of additional asphalt paving** is proposed by the garage in order to allow for an area conducive to court sports including practicing pickleball.

**5. A shaded wildlife observation sitting area** would be surrounded by native vegetation.

#### **MITIGATION:**

- a) Native plants would be installed along the perimeter of wetland soil within the buffer (upland review area). This would help to shield the wetlands from human activity and provide food and cover for wildlife. Organic fertilizers and shredded bark mulch derived from native species would be used in establishing the planting and stabilizing disturbed soil.
- b) Erosion control measures would be secured and maintained to protect wetland soil and the intermittent stream from erosion from construction activities as shown on the proposed work plan.
- c) Additional impervious surfaces as a result of this work would be offset by removing the existing pool deck and portions of the existing driveway as well as leveling and deepening soil areas which would absorb more precipitation.

The alternative to creating the gently sloping lawn in the rear garden would be to keep the terrain at its present 14% slope. This is not ideal for safe outdoor recreation such as volleyball, badminton etc. It would be the only location for such lawn recreation within this property.

If you should have any questions related to this application, please do not hesitate to contact me directly at (203) 273-6704. It also may be reviewed in detail through contacting the Environmental Protection Board (EPB), City of Stamford. A public hearing is anticipated the third Thursday in May and would be announced by the EPB. .

Sincerely,

Wayne Clarke, ASLA  
(203) 273-6704 direct  
[www.wc-la.com](http://www.wc-la.com)

WAYNE CLARKE LANDSCAPE ARCHITECTURE  
353 Moose Hill Road Monroe, CT 06468 (203) 273-6704  
[wclarke@wc-la.com](mailto:wclarke@wc-la.com) [www.wc-la.com](http://www.wc-la.com)



**Wayne Clarke Landscape Architecture**  
Environmental Site Planning  
Promoting early planning with architecture and engineering

April 17, 2024

AQUARION WATER CO OF CT  
600 LINDLEY ST  
BRIDGEPORT, CT 06606-0000

Re: Notice of application to EPB for 131 Bentwood Drive, Stamford, CT

Dear Sir/Madam:

As owner of 0 Erskine Road and 0 Farms Road, your property is within 500 feet of the above referenced subject property, and therefore, pursuant to the Inland Wetland and Watercourses Regulations of the City Of Stamford, Environmental Protection Board (EPB), notice is hereby given to you that an application to conduct regulated activity within 50 feet of wetland soil and 100 feet of an intermittent stream designated as "drinking water" (by the City of Stamford) at 131 Bentwood Drive, has been submitted to the EPB, on April 17, 2024.

**PROPOSED WORK:**

1. **Removal of the existing above ground pool and surrounding composite deck** (wood structure) totalling 1,800 sf. The pool was underutilized and is in a state of disrepair and apparently does not hold water. The deck without the pool is hazardous. All material would either be reused in constructing the proposed deck extension or safely disposed off site. The earth beneath the deck would be immediately stabilized with fast germinating grass seed and heavy sterile hay mulch as necessary to minimize erosion.
2. In order to make the site's generally steeply sloping land more accessible for lawn related activities in the rear garden, it is proposed to **create a gently sloping lawn area for family recreation. Filling and retaining of approximately 270 cubic yards of clean/screened fill and topsoil is proposed for that purpose.** Walls averaging as much as four foot height would retain the fill..
3. **Low walls are proposed along the west side of the drumlin to retain soil for planting in areas of exposed ledge.**

4. **200 square feet of additional asphalt paving** is proposed by the garage in order to allow for an area conducive to court sports including practicing pickleball.

5. **A shaded wildlife observation sitting area** would be surrounded by native vegetation.

**MITIGATION:**

- a) Native plants would be installed along the perimeter of wetland soil within the buffer (upland review area). This would help to shield the wetlands from human activity and provide food and cover for wildlife. Organic fertilizers and shredded bark mulch derived from native species would be used in establishing the planting and stabilizing disturbed soil.
- b) Erosion control measures would be secured and maintained to protect wetland soil and the intermittent stream from erosion from construction activities as shown on the proposed work plan.
- c) Additional impervious surfaces as a result of this work would be offset by removing the existing pool deck and portions of the existing driveway as well as leveling and deepening soil areas which would absorb more precipitation.

The alternative to creating the gently sloping lawn in the rear garden would be to keep the terrain at its present 14% slope. This is not ideal for safe outdoor recreation such as volleyball, badminton etc. It would be the only location for such lawn recreation within this property.

If you should have any questions related to this application, please do not hesitate to contact me directly at (203) 273-6704. It also may be reviewed in detail through contacting the Environmental Protection Board (EPB), City of Stamford. It is anticipated that the EPB will consider this application tomorrow, (April 18) for acceptance and if accepted, then reviewed further at the next public hearing scheduled for the third Thursday in May.

Sincerely,

Wayne Clarke, ASLA  
(203) 273-6704 direct

WAYNE CLARKE LANDSCAPE ARCHITECTURE  
353 Moose Hill Road Monroe, CT 06468 (203) 273-6704  
[wclarke@wc-la.com](mailto:wclarke@wc-la.com) [www.wc-la.com](http://www.wc-la.com)

WAYNE CLARKE LANDSCAPE ARCHITECTURE  
353 Moose Hill Road Monroe, CT 06468 (203) 273-6704  
[wclarke@wc-la.com](mailto:wclarke@wc-la.com) [www.wc-la.com](http://www.wc-la.com)



**Wayne Clarke Landscape Architecture**  
Environmental Site Planning  
Promoting early planning with architecture and engineering

April 17, 2024

Mary E. Arden-Cordone  
136 Bentwood Drive  
Stamford, CT 06903

Re: Notice of application to EPB for 131 Bentwood Drive, Stamford, CT

Dear Ms. Arden-Cordone:

As owner of 136 Bentwood Drive, your property is within 500 feet of the above referenced subject property, and therefore, pursuant to the Inland Wetland and Watercourses Regulations of the City Of Stamford, Environmental Protection Board (EPB), notice is hereby given to you that an application to conduct regulated activity within 50 feet of wetland soil and 100 feet of an intermittent stream designated as "drinking water" (by the City of Stamford) at 131 Bentwood Drive, has been submitted to the EPB, on April 17, 2024.

**PROPOSED WORK:**

1. **Removal of the existing above ground pool and surrounding composite deck** (wood structure) totalling 1,800 sf. The pool was underutilized and is in a state of disrepair and apparently does not hold water. The deck without the pool is hazardous. All material would either be reused in constructing the proposed deck extension or safely disposed off site. The earth beneath the deck would be immediately stabilized with fast germinating grass seed and heavy sterile hay mulch as necessary to minimize erosion.
2. In order to make the site's generally steeply sloping land more accessible for lawn related activities in the rear garden, it is proposed to **create a gently sloping lawn area for family recreation. Filling and retaining of approximately 270 cubic yards of clean/screened fill and topsoil is proposed for that purpose.** Walls averaging as much as four foot height would retain the fill..
3. **Low walls are proposed along the west side of the drumlin to retain soil for planting in areas of exposed ledge.**

4. **200 square feet of additional asphalt paving** is proposed by the garage in order to allow for an area conducive to court sports including practicing pickleball.

5. **A shaded wildlife observation sitting area** would be surrounded by native vegetation.

**MITIGATION:**

- a) Native plants would be installed along the perimeter of wetland soil within the buffer (upland review area). This would help to shield the wetlands from human activity and provide food and cover for wildlife. Organic fertilizers and shredded bark mulch derived from native species would be used in establishing the planting and stabilizing disturbed soil.
- b) Erosion control measures would be secured and maintained to protect wetland soil and the intermittent stream from erosion from construction activities as shown on the proposed work plan.
- c) Additional impervious surfaces as a result of this work would be offset by removing the existing pool deck and portions of the existing driveway as well as leveling and deepening soil areas which would absorb more precipitation.

The alternative to creating the gently sloping lawn in the rear garden would be to keep the terrain at its present 14% slope. This is not ideal for safe outdoor recreation such as volleyball, badminton etc. It would be the only location for such lawn recreation within this property.

If you should have any questions related to this application, please do not hesitate to contact me directly at (203) 273-6704. It also may be reviewed in detail through contacting the Environmental Protection Board (EPB), City of Stamford. It is anticipated that the EPB will consider this application tomorrow, (April 18) for acceptance and if accepted, then reviewed further at the next public hearing scheduled for the third Thursday in May.

Sincerely,

Wayne Clarke, ASLA  
(203) 273-6704 direct

WAYNE CLARKE LANDSCAPE ARCHITECTURE  
353 Moose Hill Road Monroe, CT 06468 (203) 273-6704  
[wclarke@wc-la.com](mailto:wclarke@wc-la.com) [www.wc-la.com](http://www.wc-la.com)



**Wayne Clarke Landscape Architecture**  
Environmental Site Planning  
Promoting early planning with architecture and engineering

April 17, 2024

David Todrin, Et Al  
94 Bentwood Drive  
Stamford, CT 06903

Re: Notice of application to EPB for 131 Bentwood Drive, Stamford, CT

Dear Mr. Todrin:

As owner of 94 Bentwood Drive, your property is within 500 feet of the above referenced subject property, and therefore, pursuant to the Inland Wetland and Watercourses Regulations of the City Of Stamford, Environmental Protection Board (EPB), notice is hereby given to you that an application to conduct regulated activity within 50 feet of wetland soil and 100 feet of an intermittent stream designated as "drinking water" (by the City of Stamford) at 131 Bentwood Drive, has been submitted to the EPB, on April 17, 2024.

**PROPOSED WORK:**

1. **Removal of the existing above ground pool and surrounding composite deck** (wood structure) totalling 1,800 sf. The pool was underutilized and is in a state of disrepair and apparently does not hold water. The deck without the pool is hazardous. All material would either be reused in constructing the proposed deck extension or safely disposed off site. The earth beneath the deck would be immediately stabilized with fast germinating grass seed and heavy sterile hay mulch as necessary to minimize erosion.
2. In order to make the site's generally steeply sloping land more accessible for lawn related activities in the rear garden, it is proposed to **create a gently sloping lawn area for family recreation. Filling and retaining of approximately 270 cubic yards of clean/screened fill and topsoil is proposed for that purpose.** Walls averaging as much as four foot height would retain the fill..
3. **Low walls are proposed along the west side of the drumlin to retain soil for planting in areas of exposed ledge.**

4. **200 square feet of additional asphalt paving** is proposed by the garage in order to allow for an area conducive to court sports including practicing pickleball.

5. **A shaded wildlife observation sitting area** would be surrounded by native vegetation.

**MITIGATION:**

- a) Native plants would be installed along the perimeter of wetland soil within the buffer (upland review area). This would help to shield the wetlands from human activity and provide food and cover for wildlife. Organic fertilizers and shredded bark mulch derived from native species would be used in establishing the planting and stabilizing disturbed soil.
- b) Erosion control measures would be secured and maintained to protect wetland soil and the intermittent stream from erosion from construction activities as shown on the proposed work plan.
- c) Additional impervious surfaces as a result of this work would be offset by removing the existing pool deck and portions of the existing driveway as well as leveling and deepening soil areas which would absorb more precipitation.

The alternative to creating the gently sloping lawn in the rear garden would be to keep the terrain at its present 14% slope. This is not ideal for safe outdoor recreation such as volleyball, badminton etc. It would be the only location for such lawn recreation within this property.

If you should have any questions related to this application, please do not hesitate to contact me directly at (203) 273-6704. It also may be reviewed in detail through contacting the Environmental Protection Board (EPB), City of Stamford. It is anticipated that the EPB will consider this application tomorrow, (April 18) for acceptance and if accepted, then reviewed further at the next public hearing scheduled for the third Thursday in May.

Sincerely,

Wayne Clarke, ASLA  
(203) 273-6704 direct

WAYNE CLARKE LANDSCAPE ARCHITECTURE  
353 Moose Hill Road Monroe, CT 06468 (203) 273-6704  
[wclarke@wc-la.com](mailto:wclarke@wc-la.com) [www.wc-la.com](http://www.wc-la.com)



**Wayne Clarke Landscape Architecture**  
Environmental Site Planning  
Promoting early planning with architecture and engineering

April 17, 2024

Estate of Ruth Millet  
600 Summer Street  
Stamford, CT 06901-4404

Re: Notice of application to EPB for 131 Bentwood Drive, Stamford, CT

Dear Madame/Sir::

As owner of 123 Bentwood Drive, your property is within 500 feet of the above referenced subject property, and therefore, pursuant to the Inland Wetland and Watercourses Regulations of the City Of Stamford, Environmental Protection Board (EPB), notice is hereby given to you that an application to conduct regulated activity within 50 feet of wetland soil and 100 feet of an intermittent stream designated as "drinking water" (by the City of Stamford) at 131 Bentwood Drive, has been submitted to the EPB, on April 17, 2024.

**PROPOSED WORK:**

1. **Removal of the existing above ground pool and surrounding composite deck** (wood structure) totalling 1,800 sf. The pool was underutilized and is in a state of disrepair and apparently does not hold water. The deck without the pool is hazardous. All material would either be reused in constructing the proposed deck extension or safely disposed off site. The earth beneath the deck would be immediately stabilized with fast germinating grass seed and heavy sterile hay mulch as necessary to minimize erosion.
2. In order to make the site's generally steeply sloping land more accessible for lawn related activities in the rear garden, it is proposed to **create a gently sloping lawn area for family recreation. Filling and retaining of approximately 270 cubic yards of clean/screened fill and topsoil is proposed for that purpose.** Walls averaging as much as four foot height would retain the fill..
3. **Low walls are proposed along the west side of the drumlin to retain soil for planting in areas of exposed ledge.**

353 Moose Hill Road, Monroe, CT 06468 (203) 273-6704  
wclarke@wc-la.com [www.wc-la.com](http://www.wc-la.com)

4. **200 square feet of additional asphalt paving** is proposed by the garage in order to allow for an area conducive to court sports including practicing pickleball.

5. **A shaded wildlife observation sitting area** would be surrounded by native vegetation.

**MITIGATION:**

- a) Native plants would be installed along the perimeter of wetland soil within the buffer (upland review area). This would help to shield the wetlands from human activity and provide food and cover for wildlife. Organic fertilizers and shredded bark mulch derived from native species would be used in establishing the planting and stabilizing disturbed soil.
- b) Erosion control measures would be secured and maintained to protect wetland soil and the intermittent stream from erosion from construction activities as shown on the proposed work plan.
- c) Additional impervious surfaces as a result of this work would be offset by removing the existing pool deck and portions of the existing driveway as well as leveling and deepening soil areas which would absorb more precipitation.

The alternative to creating the gently sloping lawn in the rear garden would be to keep the terrain at its present 14% slope. This is not ideal for safe outdoor recreation such as volleyball, badminton etc. It would be the only location for such lawn recreation within this property.

If you should have any questions related to this application, please do not hesitate to contact me directly at (203) 273-6704. It also may be reviewed in detail through contacting the Environmental Protection Board (EPB), City of Stamford. It is anticipated that the EPB will consider this application tomorrow, (April 18) for acceptance and if accepted, then reviewed further at the next public hearing scheduled for the third Thursday in May.

Sincerely,

Wayne Clarke, ASLA  
(203) 273-6704 direct

WAYNE CLARKE LANDSCAPE ARCHITECTURE  
353 Moose Hill Road Monroe, CT 06468 (203) 273-6704  
[wclarke@wc-la.com](mailto:wclarke@wc-la.com) [www.wc-la.com](http://www.wc-la.com)



**Wayne Clarke Landscape Architecture**  
Environmental Site Planning  
Promoting early planning with architecture and engineering

April 17, 2024

Jules H Caplove II  
91 Bentwood Drive  
Stamford, CT 06903

Re: Notice of application to EPB for 131 Bentwood Drive, Stamford, CT

Dear Mr. Caplove, II:

As owner of 91 Bentwood Drive, your property is within 500 feet of the above referenced subject property, and therefore, pursuant to the Inland Wetland and Watercourses Regulations of the City Of Stamford, Environmental Protection Board (EPB), notice is hereby given to you that an application to conduct regulated activity within 50 feet of wetland soil and 100 feet of an intermittent stream designated as "drinking water" (by the City of Stamford) at 131 Bentwood Drive, has been submitted to the EPB, on April 17, 2024.

**PROPOSED WORK:**

1. **Removal of the existing above ground pool and surrounding composite deck** (wood structure) totalling 1,800 sf. The pool was underutilized and is in a state of disrepair and apparently does not hold water. The deck without the pool is hazardous. All material would either be reused in constructing the proposed deck extension or safely disposed off site. The earth beneath the deck would be immediately stabilized with fast germinating grass seed and heavy sterile hay mulch as necessary to minimize erosion.
2. In order to make the site's generally steeply sloping land more accessible for lawn related activities in the rear garden, it is proposed to **create a gently sloping lawn area for family recreation. Filling and retaining of approximately 270 cubic yards of clean/screened fill and topsoil is proposed for that purpose.** Walls averaging as much as four foot height would retain the fill..
3. **Low walls are proposed along the west side of the drumlin to retain soil for planting in areas of exposed ledge.**

4. **200 square feet of additional asphalt paving** is proposed by the garage in order to allow for an area conducive to court sports including practicing pickleball.

5. **A shaded wildlife observation sitting area** would be surrounded by native vegetation.

**MITIGATION:**

- a) Native plants would be installed along the perimeter of wetland soil within the buffer (upland review area). This would help to shield the wetlands from human activity and provide food and cover for wildlife. Organic fertilizers and shredded bark mulch derived from native species would be used in establishing the planting and stabilizing disturbed soil.
- b) Erosion control measures would be secured and maintained to protect wetland soil and the intermittent stream from erosion from construction activities as shown on the proposed work plan.
- c) Additional impervious surfaces as a result of this work would be offset by removing the existing pool deck and portions of the existing driveway as well as leveling and deepening soil areas which would absorb more precipitation.

The alternative to creating the gently sloping lawn in the rear garden would be to keep the terrain at its present 14% slope. This is not ideal for safe outdoor recreation such as volleyball, badminton etc. It would be the only location for such lawn recreation within this property.

If you should have any questions related to this application, please do not hesitate to contact me directly at (203) 273-6704. It also may be reviewed in detail through contacting the Environmental Protection Board (EPB), City of Stamford. It is anticipated that the EPB will consider this application tomorrow, (April 18) for acceptance and if accepted, then reviewed further at the next public hearing scheduled for the third Thursday in May.

Sincerely,

Wayne Clarke, ASLA  
(203) 273-6704 direct

WAYNE CLARKE LANDSCAPE ARCHITECTURE  
353 Moose Hill Road Monroe, CT 06468 (203) 273-6704  
[wclarke@wc-la.com](mailto:wclarke@wc-la.com) [www.wc-la.com](http://www.wc-la.com)



**Wayne Clarke Landscape Architecture**  
Environmental Site Planning  
Promoting early planning with architecture and engineering

April 17, 2024

Lester Cohn (LU) Et Al  
88 Bentwood Drive  
Stamford, CT 06903

Re: Notice of application to EPB for 131 Bentwood Drive, Stamford, CT

Dear Mr. Cohn:

As owner of 88 Bentwood Drive, your property is within 500 feet of the above referenced subject property, and therefore, pursuant to the Inland Wetland and Watercourses Regulations of the City Of Stamford, Environmental Protection Board (EPB), notice is hereby given to you that an application to conduct regulated activity within 50 feet of wetland soil and 100 feet of an intermittent stream designated as "drinking water" (by the City of Stamford) at 131 Bentwood Drive, has been submitted to the EPB, on April 17, 2024.

**PROPOSED WORK:**

1. **Removal of the existing above ground pool and surrounding composite deck** (wood structure) totalling 1,800 sf. The pool was underutilized and is in a state of disrepair and apparently does not hold water. The deck without the pool is hazardous. All material would either be reused in constructing the proposed deck extension or safely disposed off site. The earth beneath the deck would be immediately stabilized with fast germinating grass seed and heavy sterile hay mulch as necessary to minimize erosion.
2. In order to make the site's generally steeply sloping land more accessible for lawn related activities in the rear garden, it is proposed to **create a gently sloping lawn area for family recreation. Filling and retaining of approximately 270 cubic yards of clean/screened fill and topsoil is proposed for that purpose.** Walls averaging as much as four foot height would retain the fill..
3. **Low walls are proposed along the west side of the drumlin to retain soil for planting in areas of exposed ledge.**

4. **200 square feet of additional asphalt paving** is proposed by the garage in order to allow for an area conducive to court sports including practicing pickleball.

5. **A shaded wildlife observation sitting area** would be surrounded by native vegetation.

**MITIGATION:**

- a) Native plants would be installed along the perimeter of wetland soil within the buffer (upland review area). This would help to shield the wetlands from human activity and provide food and cover for wildlife. Organic fertilizers and shredded bark mulch derived from native species would be used in establishing the planting and stabilizing disturbed soil.
- b) Erosion control measures would be secured and maintained to protect wetland soil and the intermittent stream from erosion from construction activities as shown on the proposed work plan.
- c) Additional impervious surfaces as a result of this work would be offset by removing the existing pool deck and portions of the existing driveway as well as leveling and deepening soil areas which would absorb more precipitation.

The alternative to creating the gently sloping lawn in the rear garden would be to keep the terrain at its present 14% slope. This is not ideal for safe outdoor recreation such as volleyball, badminton etc. It would be the only location for such lawn recreation within this property.

If you should have any questions related to this application, please do not hesitate to contact me directly at (203) 273-6704. It also may be reviewed in detail through contacting the Environmental Protection Board (EPB), City of Stamford. It is anticipated that the EPB will consider this application tomorrow, (April 18) for acceptance and if accepted, then reviewed further at the next public hearing scheduled for the third Thursday in May.

Sincerely,

Wayne Clarke, ASLA  
(203) 273-6704 direct

WAYNE CLARKE LANDSCAPE ARCHITECTURE  
353 Moose Hill Road Monroe, CT 06468 (203) 273-6704  
[wclarke@wc-la.com](mailto:wclarke@wc-la.com) [www.wc-la.com](http://www.wc-la.com)



**Wayne Clarke Landscape Architecture**  
Environmental Site Planning  
Promoting early planning with architecture and engineering

April 17, 2024

Mathew Roshan Et Al  
112 Bentwood Drive  
Stamford, CT 06903

Re: Notice of application to EPB for 131 Bentwood Drive, Stamford, CT

Dear Mr. Roshan:

As owner of 112 Bentwood Drive, your property is within 500 feet of the above referenced subject property, and therefore, pursuant to the Inland Wetland and Watercourses Regulations of the City Of Stamford, Environmental Protection Board (EPB), notice is hereby given to you that an application to conduct regulated activity within 50 feet of wetland soil and 100 feet of an intermittent stream designated as "drinking water" (by the City of Stamford) at 131 Bentwood Drive, has been submitted to the EPB, on April 17, 2024.

**PROPOSED WORK:**

1. **Removal of the existing above ground pool and surrounding composite deck** (wood structure) totalling 1,800 sf. The pool was underutilized and is in a state of disrepair and apparently does not hold water. The deck without the pool is hazardous. All material would either be reused in constructing the proposed deck extension or safely disposed off site. The earth beneath the deck would be immediately stabilized with fast germinating grass seed and heavy sterile hay mulch as necessary to minimize erosion.
2. In order to make the site's generally steeply sloping land more accessible for lawn related activities in the rear garden, it is proposed to **create a gently sloping lawn area for family recreation. Filling and retaining of approximately 270 cubic yards of clean/screened fill and topsoil is proposed for that purpose.** Walls averaging as much as four foot height would retain the fill..
3. **Low walls are proposed along the west side of the drumlin to retain soil for planting in areas of exposed ledge.**

4. **200 square feet of additional asphalt paving** is proposed by the garage in order to allow for an area conducive to court sports including practicing pickleball.

5. **A shaded wildlife observation sitting area** would be surrounded by native vegetation.

**MITIGATION:**

- a) Native plants would be installed along the perimeter of wetland soil within the buffer (upland review area). This would help to shield the wetlands from human activity and provide food and cover for wildlife. Organic fertilizers and shredded bark mulch derived from native species would be used in establishing the planting and stabilizing disturbed soil.
- b) Erosion control measures would be secured and maintained to protect wetland soil and the intermittent stream from erosion from construction activities as shown on the proposed work plan.
- c) Additional impervious surfaces as a result of this work would be offset by removing the existing pool deck and portions of the existing driveway as well as leveling and deepening soil areas which would absorb more precipitation.

The alternative to creating the gently sloping lawn in the rear garden would be to keep the terrain at its present 14% slope. This is not ideal for safe outdoor recreation such as volleyball, badminton etc. It would be the only location for such lawn recreation within this property.

If you should have any questions related to this application, please do not hesitate to contact me directly at (203) 273-6704. It also may be reviewed in detail through contacting the Environmental Protection Board (EPB), City of Stamford. It is anticipated that the EPB will consider this application tomorrow, (April 18) for acceptance and if accepted, then reviewed further at the next public hearing scheduled for the third Thursday in May.

Sincerely,

Wayne Clarke, ASLA  
(203) 273-6704 direct

WAYNE CLARKE LANDSCAPE ARCHITECTURE  
353 Moose Hill Road Monroe, CT 06468 (203) 273-6704  
[wclarke@wc-la.com](mailto:wclarke@wc-la.com) [www.wc-la.com](http://www.wc-la.com)



**Wayne Clarke Landscape Architecture**  
Environmental Site Planning  
Promoting early planning with architecture and engineering

April 17, 2024

Stanley G. Lee, Et Al  
85 Bentwood Drive  
Stamford, CT 06903

Re: Notice of application to EPB for 131 Bentwood Drive, Stamford, CT

Dear Mr. Lee:

As owner of 85 Bentwood Drive, your property is within 500 feet of the above referenced subject property, and therefore, pursuant to the Inland Wetland and Watercourses Regulations of the City Of Stamford, Environmental Protection Board (EPB), notice is hereby given to you that an application to conduct regulated activity within 50 feet of wetland soil and 100 feet of an intermittent stream designated as "drinking water" (by the City of Stamford) at 131 Bentwood Drive, has been submitted to the EPB, on April 17, 2024.

**PROPOSED WORK:**

- 1. Removal of the existing above ground pool and surrounding composite deck** (wood structure) totalling 1,800 sf. The pool was underutilized and is in a state of disrepair and apparently does not hold water. The deck without the pool is hazardous. All material would either be reused in constructing the proposed deck extension or safely disposed off site. The earth beneath the deck would be immediately stabilized with fast germinating grass seed and heavy sterile hay mulch as necessary to minimize erosion.
- 2. In order to make the site's generally steeply sloping land more accessible for lawn related activities in the rear garden, it is proposed to create a gently sloping lawn area for family recreation. Filling and retaining of approximately 270 cubic yards of clean/screened fill and topsoil is proposed for that purpose.** Walls averaging as much as four foot height would retain the fill..
- 3. Low walls are proposed along the west side of the drumlin to retain soil for planting in areas of exposed ledge.**

4. **200 square feet of additional asphalt paving** is proposed by the garage in order to allow for an area conducive to court sports including practicing pickleball.

5. **A shaded wildlife observation sitting area** would be surrounded by native vegetation.

**MITIGATION:**

- a) Native plants would be installed along the perimeter of wetland soil within the buffer (upland review area). This would help to shield the wetlands from human activity and provide food and cover for wildlife. Organic fertilizers and shredded bark mulch derived from native species would be used in establishing the planting and stabilizing disturbed soil.
- b) Erosion control measures would be secured and maintained to protect wetland soil and the intermittent stream from erosion from construction activities as shown on the proposed work plan.
- c) Additional impervious surfaces as a result of this work would be offset by removing the existing pool deck and portions of the existing driveway as well as leveling and deepening soil areas which would absorb more precipitation.

The alternative to creating the gently sloping lawn in the rear garden would be to keep the terrain at its present 14% slope. This is not ideal for safe outdoor recreation such as volleyball, badminton etc. It would be the only location for such lawn recreation within this property.

If you should have any questions related to this application, please do not hesitate to contact me directly at (203) 273-6704. It also may be reviewed in detail through contacting the Environmental Protection Board (EPB), City of Stamford. It is anticipated that the EPB will consider this application tomorrow, (April 18) for acceptance and if accepted, then reviewed further at the next public hearing scheduled for the third Thursday in May.

Sincerely,

Wayne Clarke, ASLA  
(203) 273-6704 direct

WAYNE CLARKE LANDSCAPE ARCHITECTURE  
353 Moose Hill Road Monroe, CT 06468 (203) 273-6704  
[wclarke@wc-la.com](mailto:wclarke@wc-la.com) [www.wc-la.com](http://www.wc-la.com)



**Wayne Clarke Landscape Architecture**  
Environmental Site Planning  
Promoting early planning with architecture and engineering

April 17, 2024

Steven Lanefski  
135 Bentwood Drive  
Stamford, CT 06903

Re: Notice of application to EPB for 131 Bentwood Drive, Stamford, CT

Dear Mr. Caplove, II:

As owner of 135 Bentwood Drive, your property is within 500 feet of the above referenced subject property, and therefore, pursuant to the Inland Wetland and Watercourses Regulations of the City Of Stamford, Environmental Protection Board (EPB), notice is hereby given to you that an application to conduct regulated activity within 50 feet of wetland soil and 100 feet of an intermittent stream designated as "drinking water" (by the City of Stamford) at 131 Bentwood Drive, has been submitted to the EPB, on April 17, 2024.

**PROPOSED WORK:**

1. **Removal of the existing above ground pool and surrounding composite deck** (wood structure) totalling 1,800 sf. The pool was underutilized and is in a state of disrepair and apparently does not hold water. The deck without the pool is hazardous. All material would either be reused in constructing the proposed deck extension or safely disposed off site. The earth beneath the deck would be immediately stabilized with fast germinating grass seed and heavy sterile hay mulch as necessary to minimize erosion.
2. In order to make the site's generally steeply sloping land more accessible for lawn related activities in the rear garden, it is proposed to **create a gently sloping lawn area for family recreation. Filling and retaining of approximately 270 cubic yards of clean/screened fill and topsoil is proposed for that purpose.** Walls averaging as much as four foot height would retain the fill..
3. **Low walls are proposed along the west side of the drumlin to retain soil for planting in areas of exposed ledge.**

4. **200 square feet of additional asphalt paving** is proposed by the garage in order to allow for an area conducive to court sports including practicing pickleball.

5. **A shaded wildlife observation sitting area** would be surrounded by native vegetation.

**MITIGATION:**

- a) Native plants would be installed along the perimeter of wetland soil within the buffer (upland review area). This would help to shield the wetlands from human activity and provide food and cover for wildlife. Organic fertilizers and shredded bark mulch derived from native species would be used in establishing the planting and stabilizing disturbed soil.
- b) Erosion control measures would be secured and maintained to protect wetland soil and the intermittent stream from erosion from construction activities as shown on the proposed work plan.
- c) Additional impervious surfaces as a result of this work would be offset by removing the existing pool deck and portions of the existing driveway as well as leveling and deepening soil areas which would absorb more precipitation.

The alternative to creating the gently sloping lawn in the rear garden would be to keep the terrain at its present 14% slope. This is not ideal for safe outdoor recreation such as volleyball, badminton etc. It would be the only location for such lawn recreation within this property.

If you should have any questions related to this application, please do not hesitate to contact me directly at (203) 273-6704. It also may be reviewed in detail through contacting the Environmental Protection Board (EPB), City of Stamford. It is anticipated that the EPB will consider this application tomorrow, (April 18) for acceptance and if accepted, then reviewed further at the next public hearing scheduled for the third Thursday in May.

Sincerely,

Wayne Clarke, ASLA  
(203) 273-6704 direct

WAYNE CLARKE LANDSCAPE ARCHITECTURE  
353 Moose Hill Road Monroe, CT 06468 (203) 273-6704  
[wclarke@wc-la.com](mailto:wclarke@wc-la.com) [www.wc-la.com](http://www.wc-la.com)



**Wayne Clarke Landscape Architecture**  
**Environmental Site Planning**  
Promoting early planning with architecture and engineering

April 17, 2024

Star Meadow Ranch, LLC (579 Erskine Rd)  
58 Stirrip Road  
Riverside, CT 06878

Re: Notice of application to EPB for 131 Bentwood Drive, Stamford, CT

Dear Sir/Madam:

As owner of **579 Erskine Road, Stamford, CT**, your property is within 500 feet of the above referenced subject property, and therefore, pursuant to the Inland Wetland and Watercourses Regulations of the City Of Stamford, Environmental Protection Board (EPB), notice is hereby given to you that an application to conduct regulated activity within 50 feet of wetland soil and 100 feet of an intermittent stream designated as "drinking water" (by the City of Stamford) at 131 Bentwood Drive, has been submitted to the EPB, on April 17, 2024.

**PROPOSED WORK:**

1. **Removal of the existing above ground pool and surrounding composite deck** (wood structure) totalling 1,800 sf. The pool was underutilized and is in a state of disrepair and apparently does not hold water. The deck without the pool is hazardous. All material would either be reused in constructing the proposed deck extension or safely disposed off site. The earth beneath the deck would be immediately stabilized with fast germinating grass seed and heavy sterile hay mulch as necessary to minimize erosion.
2. In order to make the site's generally steeply sloping land more accessible for lawn related activities in the rear garden, it is proposed to **create a gently sloping lawn area for family recreation. Filling and retaining of approximately 270 cubic yards of clean/screened fill and topsoil is proposed for that purpose.** Walls averaging as much as four foot height would retain the fill..
3. **Low walls are proposed along the west side of the drumlin to retain soil for planting in areas of exposed ledge.**

4. **200 square feet of additional asphalt paving** is proposed by the garage in order to allow for an area conducive to court sports including practicing pickleball.

5. **A shaded wildlife observation sitting area** would be surrounded by native vegetation.

**MITIGATION:**

- a) Native plants would be installed along the perimeter of wetland soil within the buffer (upland review area). This would help to shield the wetlands from human activity and provide food and cover for wildlife. Organic fertilizers and shredded bark mulch derived from native species would be used in establishing the planting and stabilizing disturbed soil.
- b) Erosion control measures would be secured and maintained to protect wetland soil and the intermittent stream from erosion from construction activities as shown on the proposed work plan.
- c) Additional impervious surfaces as a result of this work would be offset by removing the existing pool deck and portions of the existing driveway as well as leveling and deepening soil areas which would absorb more precipitation.

The alternative to creating the gently sloping lawn in the rear garden would be to keep the terrain at its present 14% slope. This is not ideal for safe outdoor recreation such as volleyball, badminton etc. It would be the only location for such lawn recreation within this property.

If you should have any questions related to this application, please do not hesitate to contact me directly at (203) 273-6704. It also may be reviewed in detail through contacting the Environmental Protection Board (EPB), City of Stamford. It is anticipated that the EPB will consider this application tomorrow, (April 18) for acceptance and if accepted, then reviewed further at the next public hearing scheduled for the third Thursday in May.

Sincerely,

Wayne Clarke, ASLA  
(203) 273-6704 direct



**Wayne Clarke Landscape Architecture**  
Environmental Site Planning  
Promoting early planning with architecture and engineering

April 17, 2024

Kim Qvistorff Et Al  
140 Bentwood Drive  
Stamford, CT 06903

Re: Notice of application to EPB for 131 Bentwood Drive, Stamford, CT

Dear Sir/Madam:

As owner of 140 Bentwood Drive, your property is within 500 feet of the above referenced subject property, and therefore, pursuant to the Inland Wetland and Watercourses Regulations of the City Of Stamford, Environmental Protection Board (EPB), notice is hereby given to you that an application to conduct regulated activity within 50 feet of wetland soil and 100 feet of an intermittent stream designated as "drinking water" (by the City of Stamford) at 131 Bentwood Drive, has been submitted to the EPB, on April 17, 2024.

**PROPOSED WORK:**

- 1. Removal of the existing above ground pool and surrounding composite deck** (wood structure) totalling 1,800 sf. The pool was underutilized and is in a state of disrepair and apparently does not hold water. The deck without the pool is hazardous. All material would either be reused in constructing the proposed deck extension or safely disposed off site. The earth beneath the deck would be immediately stabilized with fast germinating grass seed and heavy sterile hay mulch as necessary to minimize erosion.
2. In order to make the site's generally steeply sloping land more accessible for lawn related activities in the rear garden, it is proposed to **create a gently sloping lawn area for family recreation. Filling and retaining of approximately 270 cubic yards of clean/screened fill and topsoil is proposed for that purpose.** Walls averaging as much as four foot height would retain the fill..
- 3. Low walls are proposed along the west side of the drumlin to retain soil for planting in areas of exposed ledge.**

4. **200 square feet of additional asphalt paving** is proposed by the garage in order to allow for an area conducive to court sports including practicing pickleball.

5. **A shaded wildlife observation sitting area** would be surrounded by native vegetation.

**MITIGATION:**

- a) Native plants would be installed along the perimeter of wetland soil within the buffer (upland review area). This would help to shield the wetlands from human activity and provide food and cover for wildlife. Organic fertilizers and shredded bark mulch derived from native species would be used in establishing the planting and stabilizing disturbed soil.
- b) Erosion control measures would be secured and maintained to protect wetland soil and the intermittent stream from erosion from construction activities as shown on the proposed work plan.
- c) Additional impervious surfaces as a result of this work would be offset by removing the existing pool deck and portions of the existing driveway as well as leveling and deepening soil areas which would absorb more precipitation.

The alternative to creating the gently sloping lawn in the rear garden would be to keep the terrain at its present 14% slope. This is not ideal for safe outdoor recreation such as volleyball, badminton etc. It would be the only location for such lawn recreation within this property.

If you should have any questions related to this application, please do not hesitate to contact me directly at (203) 273-6704. It also may be reviewed in detail through contacting the Environmental Protection Board (EPB), City of Stamford. It is anticipated that the EPB will consider this application tomorrow, (April 18) for acceptance and if accepted, then reviewed further at the next public hearing scheduled for the third Thursday in May.

Sincerely,

Wayne Clarke, ASLA  
(203) 273-6704 direct

WAYNE CLARKE LANDSCAPE ARCHITECTURE  
353 Moose Hill Road Monroe, CT 06468 (203) 273-6704  
[wclarke@wc-la.com](mailto:wclarke@wc-la.com) [www.wc-la.com](http://www.wc-la.com)