

DRAFT
ENVIRONMENTAL PROTECTION BOARD
CITY OF STAMFORD
MINUTES OF THE JULY 18, 2024
REGULAR MEETING
CONDUCTED VIA INTERNET AND CONFERENCE CALL

MEMBERS PRESENT:

Gary Stone, Chair
Leigh Shemitz, Member
Laura Tessier, Member
Thomas Romas, Alternate Member
Stephen Schneider, Alternate Member

MEMBERS NOT PRESENT:

Todd Gambino, Member

STAFF PRESENT:

Robert Clausi, Executive Director
Courtney Fahan, OSS, Land Use Bureau

Mr. Stone called the meeting to order at 7:34 p.m. Seated to vote for the meeting were Mr. Stone, Ms. Tessier, Dr. Shemitz, Mr. Romas, and Mr. Schneider.

➤ **MINUTES:**

June 13, 2024 (Special Meeting)

Consideration of the minutes of the June 13, 2024 Special Meeting was deferred to a future meeting due to the absence of a quorum of the members who were present at the Special Meeting.

June 20, 2024 (Regular Meeting)

The Board considered the minutes of the June 20, 2024 Regular Meeting. Members who were present at that meeting and eligible to vote were Ms. Tessier, Mr. Romas, and Mr. Schneider. No modifications were recommended.

Motion/Vote: Upon a motion by Mr. Romas and second by Ms. Tessier, the Board voted to ACCEPT the Regular Meeting Minutes of June 20, 2024.

In Favor: Tessier, Romas, and Schneider
Opposed / Abstaining / Not Voting: None

➤ **APPLICATIONS & PERMITS:**

Acceptances/Extensions/Withdrawals

#2024-13 – 0 Merriebrook Lane (Mianus River Park) – Mianus Chapter of Trout Unlimited

Stream channel enhancement of 4,500 linear foot reach of the Mianus River.

#2024-14 – 7 Rockridge Lane – John & Mary Bickley

Create swale in wetland and replace deck

Motion/Vote: Upon a motion by Ms. Tessier and second by Dr. Shemitz, the Board voted to ACCEPT EPB Permit Applications 2024-13 and 2024-14.

In Favor: Gary, Tessier, Shemitz, Romas, and Schneider
Opposed/ Abstaining/ Not Voting: None

Action Items

#2024-12 – 648 Westover Road – Aleksandra Moch for 0Westover LLC

Construct single-family residence, driveway, septic and drainage systems

In Attendance: Aleksandra Moch, Environmental Consultant
Bryan Muller, P.E., Muller Engineering LLC

Chairman Stone prefaced the discussion by noting staff have recommended a decision on this application be deferred to a future meeting pending receipt of important information. He invited the members to ask the applicant's representatives any questions they have about the proposed activities and provide the applicant with any input they may have so the next session at which this application is reviewed can be as productive as possible.

Mr. Clausi then summarized the Agenda Summary Report that was prepared by Environmental Analyst Jaclyn Chapman and noted this is an application for both an Inland Wetlands permit and a Flood Prone Area permit. Mr. Clausi concluded his summary by running down the half dozen or so items Ms. Chapman feels the applicant must supply to the Board before a decision is made on this application.

Mr. Stone then asked the members to share their questions and comments. In response to a question from Mr. Schneider, Mr. Clausi confirmed that the proposed location of the septic system is outside the FEMA flood zone. Dr. Shemitz expressed her support for the idea floated by staff that the applicant should explore the possibility of getting an easement to use the neighbors' driveway to the south to access the site. She also asked if the applicant had considered using pervious pavement for the large expanse of driveway and motor court near the house. Mr. Muller, the applicant's engineer, replied that the development team was unsuccessful when they broached the idea of an easement with the neighbors early in the design process. He also agreed to investigate whether pervious pavement can be used in portions of the driveway, but stated its use in the driveway and motor courts near the house may be limited by the proximity of the septic system. Dr. Shemitz then asked for clarification about the watercourse shown curving through the northwest portion of the subject property on an 8½ x 11" GIS aerial that was included in the application materials. Mr. Clausi and Ms. Moch, the applicant's environmental consultant, explained that this is an incorrect depiction of an exposed and piped watercourse located just offsite to the north.

In response to a question from Ms. Tessier, Mr. Muller stated he had received and responded to most of the referral comments provided by the Stamford Engineering Bureau. Mr. Muller stated his confidence that this project will not cause any rise in the elevation of the base flood because the proposed improvements are in the ineffective flow area of the floodplain. Regarding staff's concerns about compensatory storage, Mr. Muller pointed out that a significant amount of flood storage will be provided in the crawlspace of the house. And Mr. Muller noted the measures that will be taken to operate and maintain the subsurface infiltration systems are spelled out on the Construction Details sheet of the application plan set and these will be referenced in a Drainage Maintenance Agreement that will be filed on the Land Records.

Ms. Moch agreed with a recommendation made by Ms. Tessier that any permit granted for this application include a condition requiring the proposed invasive plant removal is done mechanically. Ms. Tessier then asked if the design team had considered the idea of removing the dam, which their environmental evaluation report states is deteriorated and leaking. Mr. Muller said they had not

considered that as part of this project and went on to describe several analytical and other issues that would need to be addressed before such work could be done. Ms. Moch concluded the applicant's presentation by reviewing the restoration planting plan she had revised on July 17th in response to staff's recommendation that trees be added to the original proposal.

Mr. Clausi asked whether the Board would be amenable to have this application included on the agenda of its upcoming Special Meeting in August if the outstanding issues raised by staff and the members are addressed in a timely manner before that meeting. The consensus of the Board was that this would be acceptable.

Hearing no further comment from the Board or the applicant's representatives, Mr. Stone moved on to the next agenda item.

➤ **ADJOURN**

Motion/Vote: Upon a motion by Mr. Tessier and second by Dr. Shemitz, the Board voted to ADJOURN the Regular Meeting of July 18, 2024.

In Favor: Stone, Shemitz, Tessier, Romas and Schneider

Opposed / Abstaining / Not Voting: None

The meeting was adjourned at 8:08 p.m.

Gary H. Stone, Chairman
Environmental Protection Board