

**ENVIRONMENTAL PROTECTION BOARD
CITY OF STAMFORD
MINUTES OF THE MARCH 19, 2015
REGULAR MEETING**

Members Present:

Gary H. Stone, Chairman
Louis P. Levine, Member
Dr. Leigh Shemitz, Member
Stephen Wayne, Member
Bradford Spaulding, Alternate Member
Nathaniel Bowler, Alternate Member
Ashley A. Ley, Alternate Member

Members Not Present:

Richard Rosenfeld, Esq., Member

Staff Present:

Richard H. Talamelli, Environmental Planner
Pam Fausty, Environmental Analyst

The Regular Meeting, which was called to order by the Chairman at 7:30 PM, was held in the Cafeteria, 4th Floor, Stamford, Government Center, 888 Washington Boulevard, Stamford, Connecticut, 06904-2152. The meeting was both audio and video recorded.

The Chair introduced Ashley A. Ley (Alternate Member), and welcomed her to her first meeting of the Environmental Protection Board.

MINUTES

Minutes of the February 19, 2015 Regular Meeting of the Environmental Protection Board:

The Board considered the proposed minutes of the EPB's February 19, 2015 Regular Meeting. No changes or alterations were recommended or discussed. Present and eligible to vote were Messers. Stone, Levine, and Bowler. Accordingly, upon a motion by Mr. Levine, the Board voted to **APPROVE** the Minutes of the February 19, 2015 Regular Meeting as presented.

In Favor: Stone, Levine, and Bowler
Opposed: None
Abstaining: None
Not Voting: Wayne, Spaulding, and Ley

Note that Dr. Shemitz joined the meeting immediately after the vote on the February 19, 2015 meeting minutes at approximately 7:31 PM.

APPLICATIONS AND PERMITS

#1503 – Spring Hill Lane North/High Ridge Road – Lot 6 – M. Mallozzi: To construct a new single family dwelling, drive, drainage, septic, and other related facilities proximate to wetlands, watercourses, and open space/conservation areas situated in the drinking water supply watershed of the Rippowam River. The property lies along the east side of High Ridge Road, approximately 680 feet south of Laurel Road, and is identified as Lot 6, List 004-0244, Card E-230, Map 10, Block 217, Zone RA-2, and ± 2.229 Acres. Access to the parcel is expected to be gained from the terminus of Spring Hill Lane North over an existing easement.

#1504 – 540 Hoyt Street – Lots 9, 13, and 18 - Redniss and Mead, Inc. for Woodway Country Club: To construct a pump house addition and implement other infrastructural improvements within the base floodplain and proximate to both wetlands and watercourses situated in the non-drinking water supply watershed of the Noroton River. The property lies along the west side of Hoyt Street, approximately 500 feet north of Woodway Road, and is identified as Lots 9, 13 and 18, Lists 002-5423, 002-5424 and 002-5425, Cards E-396, N-016Z, and N-018Z, Maps 71 and 79, Block 381, Zone RA-1, and ± 53.3 Acres.

#1505 – 28 Windsor Road – Lots 9/10 – Redniss and Mead, Inc. for J. Nelson: To construct a residential addition and other related improvements within the base floodplain and proximate to both wetlands and watercourses, situated in the non-drinking water supply watershed of the Rippowam River. The property lies along the west side of Windsor Road, approximately 300 feet north of Cold Spring Road, and is identified as Lots 9/10, List 001-1925, Card N-006, Map 109, Block 247, Zone R-7.5, and ± 0.13 Acres.

Reference is made to an EPB Staff Memo, dated March 17, 2015. The memo applies to EPB Permit Applications Nos. 1503, 1504 and 1505.

In Attendance: Brian McMahon, P.E., Redniss and Mead

Discussion: Mr. Stone acknowledged the receipt of the minimum information necessary to initiate the permit application review process for EPB Permit Application Nos. 1503, 1504 and 1505.

Motion/Vote: Upon a Motion by Mr. Levine, the Board voted to **ACCEPT** EPB Permit Application Nos. 1503, 1504 and 1505.

In Favor: Stone, Levine, Shemitz, Wayne, and Spaulding
Opposed: None
Abstaining: None
Not Voting: Bowler and Ley

SITE PLAN REVIEWS:

#3955-3 - Walnut Ridge Court - Lot 3 - Brooklyn Realty Holdings, LLC: Environmental Protection Board Site Plan Review to allow the construction of a new single family dwelling, drive, drainage, utilities, and other related facilities pursuant to Condition Four (4) of Planning Board (Subdivision

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Application) No. 3955. The subject property lies along the north side of the new subdivision roadway identified as Walnut Ridge Court, just south and west of Walnut Ridge Lane, and is identified as Lot 3, List 004-4546, Card W040C, Block 359, Zone R-10, Map 97, and $\pm 10,108$ s/f.

#3955-4 - Walnut Ridge Court - Lot 4 - Brooklyn Realty Holdings, LLC: Environmental Protection Board Site Plan Review to allow the construction of a new single family dwelling, drive, drainage, utilities, and other related facilities pursuant to Condition Four (4) of Planning Board (Subdivision Application) No. 3955. The subject property lies along the north side of the new subdivision roadway identified as Walnut Ridge Court, just south and west of Walnut Ridge Lane, and is identified as Lot 4, List 004-4547, Card W040D, Block 359, Zone R-10, Map 97, and $\pm 10,082$ s/f.

#3955-5 - Walnut Ridge Court - Lot 5 - Brooklyn Realty Holdings, LLC: Environmental Protection Board Site Plan Review to allow the construction of a new single family dwelling, drive, drainage, utilities, and other related facilities pursuant to Condition Four (4) of Planning Board (Subdivision Application) No. 3955. The subject property lies along the north side of the new subdivision roadway identified as Walnut Ridge Court, just south and west of Walnut Ridge Lane, and is identified as Lot 5, List 004-4548, Card W040E, Block 359, Zone R-10, Map 97, and $\pm 10,074$ s/f.

Reference is made to an EPB Staff Memo, dated March 12, 2015. The memo applies to EPB Site Plan Review Nos. 3955-3, 3955-4, and 3955-5.

In Attendance: Brian McMahon, P.E., Redniss and Mead

Discussion: Staff Member Talamelli summarized the details of the site plan review applications for the Board. Mr. Talamelli reminded the members that the proposed eleven (11) lot subdivision that resulted in the creation of Lots 3, 4 and 5 received considerable attention by the City Boards in 2007. The Planning Board's final subdivision approval included provisions for the filing of a "Conservation Agreement" for 48,294 square feet of wetlands, non-watershed buffers, sloping woodlands, and plantable perimeter strips, the posting and pinning of the proposed conservation areas, the protection of significant trees and stone walls to the extent feasible, submission of standard landscape and drainage maintenance agreements, submission of necessary sediment and erosion control plans, a prohibition on the use of in-ground fuel oil storage, and the submission of a performance bond. Essential to the approval was an additional condition that required EPB Site Plan Review for all individual parcel development to ensure that important drainage, water quality, resource protection, and conservation enhancement issues were appropriately addressed.

Mr. Talamelli reported that the subject properties lie along the north side of the new subdivision roadway identified as Walnut Ridge Court, just south and west of Walnut Ridge Lane. All properties are currently "undeveloped" and are characterized by gently sloping uplands, a few trees, stone walls, and portions of a designated conservation easement. The conservation easement consists of a strip, approximately ten (10) feet in width, which borders the north property boundary on both Lots 4 and 5. There are no wetlands or watercourses on these properties.

Mr. Talamelli stated that development limits remain generally consistent with those identified at the time of subdivision. Grade change has been minimized, with cuts/fills not expected to exceed two (2) feet. It

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was noted that with the exception of the space encumbered by the conservation easement, most of the parcels have been cleared of vegetation, including several of the trees that were expected to be saved. The project engineer has confirmed that the development remains consistent with the subdivision drainage concept, where drainage from the dwellings, drives, and other select areas shall be directed to individual drywells/galleries situated on each parcel. The overflow from these drywells/galleries shall then be routed through the subdivision road drainage system to a larger "retain-it" detention system found in the eastern reaches of Lot 1 and ultimately, to the storm in High Ridge Road. Post-construction, a reduction in the peak rates of runoff for the 1, 2 5, 10 and 25-year storms shall be realized. Accordingly, the engineer has concluded that with proper implementation of the design drawings, the proposed development will not adversely impact adjacent or downstream properties or drainage facilities. Mr. Talamelli stated that the Stamford Engineering Bureau endorsed the conclusions, study methodology and design with some minor revisions. To reduce the potential for water quality impacts, the applicant has provided for the submission of an erosion control plan, a prohibition on the use of in-ground fuel oil storage, and the use of drywells/galleries to seize upon the soil's natural ability to treat and cool runoff prior to discharge. Note that the dwellings shall be served by a new natural gas service. To mitigate for prior tree loss and address the overall conservation needs of both the conservation easement and site, the applicant has provided for the staking/posting of conservation easement boundary, and has produced a planting plan that provides for the removal of invasives, and the installation of numerous functional and conservation-valued trees and shrubs.

In response to a question posed by Ms. Ley, Mr. Talamelli reconfirmed that several trees expected to be incorporated into the post construction landscape were removed or lost since first identified in 2007. Accordingly, the landscape architect, at the prompting of EPB Staff, has sought to mitigate for the loss by providing for the installation of several new deciduous trees on the parcels.

Brian McMahon confirmed the receipt of the EPB Staff Memo, and offered no objection to the stated findings or conditions.

Motion/Vote: Upon a Motion by Mr. Levine, the Board voted to **APPROVE** EPB Site Plan Review No. 3955-3 with the conditions outlined in the EPB Staff Memo of March 12, 2015.

In Favor: Stone, Levine, Shemitz, Wayne, and Bowler
Opposed: None
Abstaining: None
Not Voting: Spaulding and Ley

Upon a Motion by Mr. Levine, the Board voted to **APPROVE** EPB Site Plan Review No. 3955-4 with the conditions outlined in the EPB Staff Memo of March 12, 2015.

In Favor: Stone, Levine, Shemitz, Wayne, and Ley
Opposed: None
Abstaining: None
Not Voting: Spaulding and Bowler

Upon a Motion by Mr. Levine, the Board voted to **APPROVE** EPB Site Plan

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Review No. 3955-5 with the conditions outlined in the EPB Staff Memo of March 12, 2015.

In Favor: Stone, Levine, Shemitz, Wayne, and Spaulding
Opposed: None
Abstaining: None
Not Voting: Bowler and Ley

SUBDIVISION REVIEWS:

ENFORCEMENT – STATUS REPORTS AND SHOW CAUSE HEARINGS:

OTHER BUSINESS:

ADJOURN:

Adjourn the Regular Meeting of March 19, 2015.

There being no further business, the Board, upon a motion by Mr. Levine, voted to **ADJOURN** the Regular Meeting of March 19, 2015.

In Favor: Stone, Levine, Shemitz, Wayne and Bowler
Opposed: None
Abstaining: None
Not Voting: Spaulding and Ley

Meeting adjourned at 7:45 PM.

Gary H. Stone, Chairman
Environmental Protection Board

Meeting Minutes Assembled from Notes Prepared By Richard Talamelli, Environmental Planner