

**ENVIRONMENTAL PROTECTION BOARD
CITY OF STAMFORD
MINUTES OF THE JULY 16, 2015
REGULAR MEETING**

Members Present:

Gary H. Stone, Chairman
Louis P. Levine, Member
Dr. Leigh Shemitz, Member
Richard Rosenfeld, Esq., Member (Joined Meeting at 7:36PM)
Bradford Spaulding, Alternate Member
Ashley A. Ley, Alternate Member

Members Not Present:

Stephen Wayne, Member
Nathanial Bowler, Alternate 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.

MINUTES

Minutes of the June 18, 2015 Regular Meeting of the Environmental Protection Board:

The Board considered the minutes of the EPB's June 18, 2015 Regular Meeting. No changes or alterations were recommended or discussed. Accordingly, upon a motion by Mr. Levine, the Board voted to **APPROVE** the Minutes of the June 18, 2015 Regular Meeting as presented.

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

APPLICATIONS AND PERMITS

#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,

**Minutes
Environmental Protection Board
Regular Meeting of July 16, 2015
Page 2**

Zone RA-1, and \pm 53.3 Acres.

Reference is made to correspondence from Brian McMahon, P.E., Redniss and Mead, dated July 10, 2015.

In Attendance: None

Discussion: Mr. Stone acknowledged the receipt of correspondence from Brian McMahon, P.E., Redniss and Mead, dated July 10, 2015 requesting that action on EPB Permit Application No. 1430 be deferred to allow for the development of necessary additional information.

Motion/Vote: None

#1505 – 28 Windsor Road – Lot 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 \pm 0.13 Acres.

Reference is made to an EPB Staff Agenda Summary Report, dated July 8, 2015.

Note: Mr. Rosenfeld joined meeting during the initial moments of the presentation at approximately 7:36PM.

In Attendance: Brett Holzwarth, P.E., Redniss and Mead

Discussion: Staff Member Talamelli summarized the details of the application. He noted that the property, which lies the west side of Windsor Road, currently supports a single family dwelling, deck, drive, walkways, fences, walls, sanitary sewer, public water, and other related facilities. The parcel is characterized by gently sloping uplands, a few large trees, a fifty-six (56) foot long, walled, reach of the Rippowam River, and extensive flood hazard areas. Flood waters ranging from 7.0-13.0 feet in depth can be expected to inundate the parcel during the peak of the 100-year storm. There is no dry access to the site. Dry pavement lies approximately 240 feet to the north and east on Cold Spring Road.

Mr. Talamelli stated that the applicant proposes to construct a second floor residential addition and implement other related improvements along the western face of the dwelling. The addition shall be supported on a series of wood posts over space currently occupied by walkways, decking, stairs and lawn space. Given the nature of the project, the applicant is required to demonstrate that resource impacts are minimized, that drainage and adjoining properties are not adversely affected, that water quality is preserved, and that the development is consistent with the "Flood Regulations" as they pertain to river rise, compensatory flood storage, the integrity of structures, and flood preparedness.

Mr. Talamelli noted that the development will involve little grade change or losses of significant vegetation. Reasonable setbacks to the river remain. In all, approximately 260 square feet of the

Minutes
Environmental Protection Board
Regular Meeting of July 16, 2015
Page 3

floodplain will be affected by the construction. The project engineer concluded that drainage patterns shall remain essentially unchanged, that the proposed second story addition results in little or no increase in impervious coverage, and that the proposed construction will not cause adverse drainage impacts on neighboring or downstream properties. The project engineer documented that the addition lies in an "ineffective flow area" being shielded from the conveyance portions of the river by other nearby development, that lawn areas along the south side of the dwelling shall be excavated/regraded to provide floodplain storage exceeding the volume lost with the placement of new support posts and sonotubes, and that development will have no effect upon the base flood elevation or flood storage. Pertinent statements and support documents were reviewed by the Stamford Engineering Bureau. To address important water quality issues, a sediment and erosion control plan consisting of designated construction accessway/stockpile areas, anti-tracking pad/street sweeping, perimeter silt fence, splash pads and the application of final stabilization measures has been provided. The applicant further supplied documentation confirming that the improvements are less than "substantial," and a flood preparedness plan to establish the scope/nature of flooding on the property, provide recommended measures to limit hazards to persons and property, and depict a probable evacuation route. Finally, as mitigation, Mr. Talamelli affirmed that the applicant shall remove accumulated brush and debris along the toe of the concrete wall that currently defines the river's edge. The mitigation appears appropriate for the circumstances of this application.

In response to question posed by Mr. Stone, Brett Holzwarth confirmed that the applicant received a copy of the Staff Agenda Summary Report, and offers no objection to the statements and recommended conditions described therein.

Motion/Vote: Upon a motion by Mr. Levine, the Board voted to **APPROVE** EPB Permit Application No. 1505 with the conditions outlined in the EPB Staff Agenda Summary Report, dated July 8, 2015.

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

#1508 – 54 Alexandra Drive – Lot 18 – A. Foti: To construct a deck, stone patio and walkway, and to maintain a new septic system installed proximate to wetlands and watercourses situated within the non-drinking water supply watershed of Poorhouse Brook. The site lies along the south side of Alexandra Drive, approximately 280 feet east of Eliot Lane, and is identified as Lot 18, List 002-2001, Card S-006, Zone RA-1, Block 390, and ±1.0003 Acres.

Reference is made to an EPB Staff Memo, dated July 15, 2015.

In Attendance: None

Discussion: Mr. Stone acknowledged the receipt of correspondence from John Pugliesi, P.E., E.J. Frattaroli, Inc., dated July 14, 2015 granting the Board an extension of the statutory decision deadline for a period of sixty-five (65) days.

Motion/Vote: None

#1512 – 400 Wire Mill Road – Parcel 2A – N.L. Frydland: To resurface a stone patio and construct a roofed enclosure proximate to wetlands and watercourses situated in the non-drinking water supply watershed of Rippowam River. The property lies along the north side of Wire Mill Road, approximately 200 feet west of Red Fox Road, is identified as Parcel 2A, List 003-5514, Card N-021, Map 67, Block 377, Zone RA-1, and ± 1.0009 Acres.

#1513 – Chestnut Hill Road – Lot 1 – City of Stamford/Engineering Bureau – Chestnut Hill Park Drainage Improvement: To construct storm drainage in and proximate to wetlands and watercourses situated in the non-drinking water supply watershed of Haviland Brook. The property lies along the south side of Chestnut Hill Road, approximately 350 feet east of Webbs Hill Road, and is identified as Lot 1, List 002-5896, Card S-003, Map 50, Block 377, Zone P, and ± 6.6 Acres.

#1514 – Merriebrook Lane – Lot D – City of Stamford/Land Use Bureau – Mianus River Park Riverbank Restoration Project: To implement certain riverbank restoration and stabilization activities in and proximate to wetlands, watercourses and special flood hazard areas situated in the drinking water supply watershed of the Mianus River. The project affects a portion of Mianus River Park, on property situated along the north side of Merriebrook Lane, approximately 1100 feet west of Westover Road, and is identified as Lot D, List 001-5528, Card N-005Z, Block 373, Zone P, and ± 84.5 Acres.

Reference is made to an EPB Staff Memo, dated July 15, 2015.

In Attendance: None

Discussion: Mr. Stone acknowledged the receipt of the minimum information necessary to initiate the permit application review process for EPB Permit Applications No. 1512, 1513 and 1514

Motion/Vote: Upon a Motion by Mr. Levine, the Board voted to **ACCEPT** EPB Permit Applications No. 1512, 1513 and 1514

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

SUBDIVISION REVIEWS:

ENFORCEMENT – STATUS REPORTS AND SHOW CAUSE HEARINGS:

OTHER BUSINESS:

#1006 - East Middle Patent Road – Lot 11 – T. Hanna/TMA Construction, LLC: Construction of a new single family dwelling, with associated septic system, driveway, swimming pool, drainage improvements, stone walls, and site grading in and/or proximate to wetlands and watercourses situated in the drinking water supply watershed of the Bargh Reservoir/Mianus River. The property

Minutes
Environmental Protection Board
Regular Meeting of July 16, 2015
Page 5

lies along the north side of East Middle Patent Road, approximately 350 east of Taconic Road, and is identified as Lot 11, List 002-1314, Card W002, Block 400, Zone RA-3, and ± 2.02 Acres.

Reference is made to an EPB Memo, dated July 14, 2015.

In Attendance: None

Discussion: Mr. Stone acknowledged to the receipt of a letter from Tim Hanna, TMA Construction, LLC., requesting an extension of the effective period of EPB Permit No. 1006. Staff Member Fausty confirmed that the request has been submitted in accordance with Section 7.4 of the Regulations, that there were no reported violations on the property, that conditions have not changed as to warrant a reevaluation, and that the permit were routinely and legally issued. Accordingly, it was recommended that the Board approve the extension request for a period of one (1) year until June 28, 2016.

Motion/Vote: Upon a motion by Board Member Levine, the Board voted to **EXTEND** the effective period of EPB Permit No. 1006 for a period of one (1) year until June 28, 2016.

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

#2509 – Wallenberg Drive – Lot 36 – P. Levine: The permit allowed for the construction of a single family dwelling and associated facilities in and/or proximate to wetlands, watercourses and designated Conservation Areas situated in the drinking water supply watershed of the Bargh Reservoir/Mianus River. The property lies along the east side of Wallenberg Drive, approximately 575 feet south of South Lake Drive, and is identified as Lot 36, List 003-7996, Card E-002, Block 400, Zone RA-3, 2.13 Acres.

Reference is made and EPB Memo, dated July 13, 2015.

In Attendance: None.

Discussion: Mr. Stone acknowledged the receipt of a letter from Edward V. O'Hanlon, Esq., Robinson and Cole requesting an extension of the effective period of EPB Permit No. 2509. Mr. Talamelli confirmed that the request has been submitted in accordance with Section 7.4 of the Regulations, that there were no reported violations on the property, that the permit was legally issued, and that conditions have not changed as to warrant a reevaluation. Accordingly, Staff recommended that the Board approve this extension request for a period of one (1) year until August 2, 2016.

Motion/Vote: Upon a motion by Board Member Levine, the Board voted to **APPROVE** extension of the effective period of EPB Permit No. 2509 for a period of one (1) year until August 2, 2016.

In Favor: Stone, Levine, Shemitz, Rosenfeld, and Spaulding

**Minutes
Environmental Protection Board
Regular Meeting of July 16, 2015
Page 6**

Opposed: None
Abstaining: None
Not Voting: Ley

ADJOURN:

Adjourn the Regular Meeting of July 16, 2015.

There being no further business, the Board, upon a motion by Mr. Levine, voted to **ADJOURN** the Regular Meeting of July 16, 2015.

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

Meeting adjourned at 7:41 PM.

Gary H. Stone, Chairman
Environmental Protection Board

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