

**ENVIRONMENTAL PROTECTION BOARD  
CITY OF STAMFORD  
MINUTES OF THE NOVEMBER 16, 2017  
REGULAR MEETING**

**Board Members Present:**

Gary H. Stone, Chairman  
Louis P. Levine, Member  
Dr. Leigh Shemitz, Member  
Richard Rosenfeld, Esq., Member  
Ashley A. Ley, Member  
Laura Tessier, Alternate Member  
Emily Gordon, Alternate Member

**Board Members Not Present:**

Bradford Spaulding, Alternate Member

**Staff Members Present:**

Richard H. Talamelli, Executive Director/Environmental Planner  
Pamela Fausty, Environmental Analyst

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

**MINUTES:**

**Minutes of the EPB Special Meeting of May 24, 2017:**

The Board considered the minutes of the EPB's May 24, 2017 Special Meeting. Members present and eligible to vote were Mr. Stone, Mr. Levine, Dr. Shemitz, Mr. Rosenfeld, Ms. Ley, Ms. Tessier, and Ms. Gordon. No corrections were proposed or recommended.

Upon a motion by Mr. Levine, seconded by Ms. Ley, the Board voted to **APPROVE** the Minutes of the May 24, 2017 Special Meeting as presented.

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

**Minutes of the EPB Special Meeting of September 28, 2017:**

The Board considered the minutes of the EPB's September 28, 2017 Special Meeting. Members present and eligible to vote were Mr. Stone, Mr. Levine, Dr. Shemitz, Mr. Rosenfeld, Ms. Ley, Ms. Tessier, and Ms. Gordon.

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Upon a motion by Ms. Ley, seconded by Mr. Levine, the Board voted to **APPROVE** the Minutes of the September 28, 2017 Special Meeting as presented.

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

### Minutes of the EPB Regular Meeting of October 19, 2017:

The Board considered the minutes of the EPB's October 19, 2017 Regular Meeting. Members present and eligible to vote were Mr. Stone, Mr. Levine, Mr. Rosenfeld, Ms. Tessier, and Ms. Gordon. No corrections were proposed or recommended.

Upon a motion by Mr. Levine, seconded by Mr. Rosenfeld, the Board voted to **APPROVE** the Minutes of the October 19, 2017 Regular Meeting as presented.

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

### APPLICATIONS AND PERMITS:

#### Acceptances/Extensions/Withdrawals:

**#1722 – Juniper Hill Road – Parcel A – M. McCullough for M. Grunberg:** To construct a new single family dwelling, drive, drainage, septic, well and other related facilities in and or proximate to wetlands, watercourses, and a designated conservation easement situated in the drinking water supply watershed of the Mianus River. The property lies along the east side of Juniper Hill Road, with the driveway access situated approximately 470 feet south of Guinea Road, and is identified as Parcel A, Block 373, Zone RA-2, and  $\pm 2.002$  Acres. The subject property is located behind the existing dwelling at 3 Juniper Hill Road.

Reference is made to an EPB Staff Memo, dated November 16, 2017.

**In Attendance:** None

**Discussion:** Mr. Stone acknowledged the receipt of correspondence from John Pugliesi, P.E., E.J. Frattaroli, Inc., dated November 13, 2017, withdrawing EPB Permit No. 1722 from further consideration.

**Motion/Vote:** None

**#1727 – 60 East Middle Patent Road – Lot 12 – Fairfield County Engineering, LLC for L. DeFonce and G. Ferone:** To remove a stone rubble stockpile, construct stone walls, and create a

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pond in and proximate to wetlands and watercourses situated in the drinking water supply watershed of the Mianus River. The property lies along the north side of East Middle Patent Road, approximately 845 feet east of Taconic Road, and is identified as Lot 12, Account 002-5407, Block 400, Map 30, Card W-003, Zone RA-3, and ±2.019 Acres.

Reference is made to an EPB Staff Memo, dated November 13, 2017.

**In Attendance:** None

**Discussion:** Mr. Stone acknowledged the receipt of correspondence from Wayne D’Avanzo, P.E., Fairfield County Engineering, LLC, dated November 8, 2017 granting the Board an additional sixty-five (65) days in which to render a decision of EPB Application No. 1727.

**Motion/Vote:** None

**#1728 – 46 Shadow Ridge Road – Lot 49 – Fairfield County Engineering, LLC for A. and A. Olomola:** To maintain a block retaining wall, fill, drainage and other related facilities installed proximate to wetlands and watercourses situated in the non-drinking water supply watershed of Ayers Brook. The property lies along the east side of Shadow Ridge Road, approximately 575 feet south of Cedar Heights Road, and is identified as Lot 49, List 002-4181, Block 359, Map 76, Card E-003, Zone R-10, and ±0.24 Acres.

Reference is made to an EPB Staff Memo, dated November 13, 2017.

**In Attendance:** None

**Discussion:** Mr. Stone acknowledged the receipt of correspondence from Wayne D’Avanzo, P.E., Fairfield County Engineering, LLC, dated November 8, 2017 granting the Board an additional sixty-five (65) days in which to render a decision of EPB Application No. 1728.

**Motion/Vote:** None

**#1731 – 1315 Washington Boulevard and 0, 1, 4, 8, 12, 15 and 16 Stanley Court – Lots 8, 3/2, 1/2, 9, 8, 7, 4, and 6 - Garden Homes Stanley Court, L.P.:** To construct a new residential apartment building, drives, parking, drainage, utilities, and other related facilities within the base floodplain of the Rippowam River/Southwest Shoreline. The property, which is comprised of eight (8) parcels totaling ±0.957 acres, lies along the east side of Washington Boulevard, approximately 400 feet south of North Street, and more specifically includes the following:

Address	Lot	Account	Card	Block	Zone
1315 Washington Boulevard	8	001-8827	E-058	238	C-L
0 Stanley Court	3 pt 2	000-1161	S-003	238	R-MF
1 Stanley Court	1 pt 2	002-6537	S-002	238	R-MF & C-G
4 Stanley Court	9	001-8813	N-002	238	R-MF
8 Stanley Court	8	000-9300	N-003	238	R-MF
12 Stanley Court	7	000-7836	N-004	238	R-MF
15 Stanley Court	4	002-4676	S-004	238	R-MF
16 Stanley Court	6	000-1669	N-005	238	R-MF

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Reference is made to an EPB Staff Memo of November 8, 2017.

**In Attendance:** None

**Discussion:** Mr. Stone acknowledged the receipt of correspondence from Richard Freedman, President, Garden Homes Management Corporation, dated October 26, 2017 granting the Board an additional sixty-five (65) days in which to render a decision of EPB Application No. 1731.

**Motion/Vote:** None

**#1733 – Wedgemere Road, White Oak Lane, Emerald Lane and Eden Road – City of Stamford, WPCA, Sanitary Sewer Extension:** To construct sanitary sewers, drainage, and other related improvements in and within close proximity to wetlands and watercourses situated in the non-drinking water supply watershed of Springdale Brook. The project areas lie east of Newfield Avenue, in an area generally bounded by Wedgemere Road to the north, Emerald Lane to the south, and Eden Road to the east.

**#1734 – 74 Research Drive – Lot HR – Taybros, LLC:** To construct a new industrial use building, drive, parking, utilities, and other related facilities within the base floodplain of the Noroton River. The property lies along the east side of Research Drive, approximately 1,000 feet north of Glenbrook Road, and is identified as Lot HR, Account 000-5489, Block 319, Map 106, Card E-004, Zone M-G, and ±16,867 square feet.

Reference was made to EPB Staff Memos, dated November 13, 2017 and November 14, 2017 respectively.

**In Attendance:** Prakash Chakhavarti, P.E., City of Stamford, Water Pollution Control Authority

**Discussion:** Mr. Stone acknowledged the receipt of the minimum information necessary to accept EPB Permit Applications No. 1733 and 1734.

**Motion/Vote:** Upon a motion by Mr. Levine, seconded by Ms. Ley, the Board voted to **ACCEPT** EPB Permit Applications No. 1733 and 1734.

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

Opposed: None

Abstaining: None

Not Voting: Tessier and Gordon

**Action Items:**

**#1725 – High Ridge Road, Turn of River Road, Perna Lane, Dzamba Grove, Meredith Lane, and vicinity – NA – City of Stamford Water Pollution Control Authority – Perna Lane Sanitary Sewers:** To construct sanitary sewers, drainage and other related improvements in and within close proximity to wetlands, watercourses and the base floodplain of the Rippowam River (non-drinking water supply). The project area lies in the vicinity of High Ridge Road, the limits being generally

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bound to the north by Meredith Lane, south by Dunn Avenue, east by Dzamba Grove, and west by Redmont Road.

Reference is made to an EPB Staff Agenda Summary Report, dated November 8, 2017.

**In Attendance:** Prakash Chakhavarti, P.E., City of Stamford, Water Pollution Control Authority  
Joseph Canas, P.E., Tighe and Bond

**Discussion:** Ms. Fausty summarized the application for the Board. She stated that the applicant seeks the Board's permission to install sanitary sewers, a pump station, drainage and other related improvements on both publically and private held properties situated in the non-drinking water supply watersheds of the Rippowam River, Haviland Brook and Poorhouse Brook. The purpose of the project is to improve sanitation, alleviate known drainage issues, and correct certain deficiencies in and along the public roadways.

Ms. Fausty reported that the project affects portions of High Ridge Road and a number of lesser roadways situated north of the Merritt Parkway including Turn of River, Opper and Redmont Roads, Perna, Brantwood, Hampton, Somerset, Marva, Diamondcrest and Meredith Lanes, Pine Hill and Willard Terrace, Dzamba Grove, and Blue Ridge Drive. Although much of the project will be confined to the existing paved road surfaces and shoulders, portions of the project will affect less developed space proximate to wetlands, watercourses and the floodplain of the Rippowam River.

Ms. Fausty stated that the submitted development plans and reports address Staff concerns relating to resource impact, hydraulic affects, flood storage, structural flood proofing, drainage, erosion control, water quality, and the value of the proposed measures to mitigate unavoidable impacts. Grades and disturbance limits have been clearly defined, erosion and construction controls have been provided, and effective dewatering/diversion measures have been developed for the expected watercourse crossings. To further protect water quality, generators and other similar facilities shall be served by natural gas and not by fuel oil contained in a tank. The project engineer has confirmed the absence of drainage impact, hydraulic impact, and the creation of adequate storage along those reaches of the river where, by the placement of structures, flood storage volume may be lost. It was noted that the Stamford Engineering Bureau endorsed the project with some minor modifications/clarifications. Facilities affected by the floodplain, including the essential components of the pump station, have been elevated and/or structurally floodproofed. In wetland areas, provisions have been made for the restoration of grades, maintenance of soil profiles, and the installation of planting to stabilize the soils and restore wetland functions. Ms. Fausty confirmed that the planting plan is appropriate for the circumstances of this application. Note that the applicant reported that approximately 679 square feet of wetlands, 64 linear feet of watercourse, 280 square feet of open water, 4,270 square feet of floodplain, and 4,572 square feet of wetland/watercourse setback will be temporary or permanently affected by the project.

In response to a question by Ms. Tessier, Mr. Chakhavarti reconfirmed that the project has been designed to comply with the structural provisions of the flood regulations with the internal components of the pump station being elevated above the minimum elevation standard.

Dr. Shemitz noted that the project is long overdue given the reports of ineffective septics, and the positive impacts a functioning sanitary sewer will have on the quality of waters flowing in the Rippowam River.

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In response to concerns raised by Mr. Levine, Mr. Chakhavarti confirmed that the issues raised by Engineering Bureau Staff were minor, and would certainly be addressed as the project design moves towards completion.

In response to a question by Ms. Ley, Mr. Canas noted that the alterations to the location of the fence bordering the pump station may not be available given the necessity of a turn around and the spacing necessary to maintain the facility. However, some additional areas may be available to allow for the planting of evergreen shrubs to better screen the facilities from both the street and abutters. The engineer committed to give the matter further consideration as the design progresses.

Both Mr. Chakhavarti and Mr. Canas acknowledged the receipt of the agenda summary report and offered no objection to any of the conclusions or recommended conditions of approval.

**Motion/Vote:** Upon a motion by Mr. Levine, seconded by Mr. Rosenfeld, the Board voted to **APPROVE** EPB Permit Application No. 1725 with the conditions outlined in and EPB Staff Agenda Summary Report, dated November 8, 2017.

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

**#1729 – 151 Wellington Drive – Lot E-6 – C. and C. Failla:** To construct a replacement septic system and related facilities proximate to wetlands and watercourses situated in the non-drinking water supply watershed of Haviland Brook. The property lies along the west side of Wellington Drive, approximately 865 feet south of Surrey Lane, and is identified as Lot E-6, Account 001-7607, Block 392, Map 42 Card W-010, Zone RA-1, and  $\pm 1.1$  Acres.

Reference is made to an EPB Staff Agenda Summary Report, dated November 9, 2017.

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

**Discussion:** Mr. Talamelli summarized the application for the Board. He noted that the application was reviewed by Leigh DeMarco, Environmental Analyst.

Mr. Talamelli reported that the applicant seeks the Board's permission to construct a replacement septic system and related facilities proximate to the site's wetlands and watercourses. The septic replacement is linked to a more substantial project that includes residential additions, a new detached garage, expanded drive, above ground swimming pool, deck, gazebo and other associated features.

Mr. Talamelli stated that the property currently supports a single family dwelling, deck, asphalt driveway, flagstone walkways, well, septic system, drainage, and other related facilities. The eastern portions of the site support the residential development and the more manicured landscapes. The western portions of the site supports a mix of manicured space, woodlands, a pocket wetland, and a fairly lengthy reach of Haviland Brook. Staff noted that the pocket wetland currently supports of mix

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of lawn and non-native groundcovers.

Given the scope and nature of the project, the applicant is expected to demonstrate that impacts to resources, drainage, and water quality are avoided or minimized to the greatest extent possible. It was noted that the new construction shall be confined to existing developed space and will not require substantial grade change or tree loss. It is reported that approximately 2,386 square feet of wetland/watercourse setback shall be affected by the project. To mitigate potential drainage impacts, the project engineer has proposed a structured drainage system consisting of a catch basin, junctions, pipes, and infiltrators to better collect and manage the expected runoff. A statement from the project engineer confirming the absence of impact on drainage, soils and the abutting parcels has been confirmed by Stamford Engineering Bureau Staff. To limit water quality impacts, a sediment and erosion control plan has been developed, consisting of perimeter silt fence, stockpile areas, a designated construction accessway, and final soil stabilizing measures. Collection structures have been equipped with deep sumps and outlet controls to assist in the collection of silts and debris and infiltration is proposed to cool and filter stormwater prior to discharge. As mitigation, the applicant proposes to implement a planting plan consisting of a substantial number of conservation valued trees, shrubs and native groundcovers in an attempt to displace lawn and enhance the overall conservation values of both the wetland and property.

In response to a question by Mr. Rosenfeld, Mr. McMahon responded that septic testing had been conducted under the supervision of the Stamford Health Department and a permit is expected to be issued in the near future.

Mr. McMahon confirmed the receipt of the agenda summary report and offered no objection to any of the conclusions or recommended conditions of approval.

**Motion/Vote:** Upon a motion by Mr. Levine, seconded by Ms. Ley, the Board voted to **APPROVE** EPB Permit Application No. 1729 with the conditions outlined in and EPB Staff Agenda Summary Report, dated November 9, 2017.

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

**#1730 – 74 Brookhollow Lane – Lot 24 – Sunset Holdings, LLC:** To construct a new deck, drive, courtyard, pool, septic system and other related facilities proximate to wetlands and watercourses situated in the drinking water supply watershed of the Mianus River. The property lies along the west side of Brookhollow Lane, approximately 900 feet north of Old Mill Lane, and is identified as Lot 24, Account 000-6622, Block 373, Map 81, Card W-004, Zone RA-2, and  $\pm$ 2.13 Acres.

Reference is made to an EPB Staff Agenda Summary Report, dated November 9, 2017

**In Attendance:** John Pugliesi, P.E., E.J. Frattaroli, Inc.  
Harry Webski

**Discussion:** Mr. Talamelli summarized the application for the Board. He noted that the

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application was reviewed by Leigh DeMarco, Environmental Analyst.

Mr. Talamelli reminded the Board that a prior EPB Permit was granted in 2007 to construct certain residential additions, a septic, pool and other related facilities on the property. Although the required conservation and landscape maintenance agreements were executed and filed on the land records, the work was never implemented, and the EPB Permit expired by limitation.

Mr. Talamelli reported that the applicant currently seeks the Board's permission to construct a new deck, drive, courtyard, subsurface sewage disposal system, propane tank, and other related facilities proximate to the site's wetlands, watercourses and conservation areas. These activities compliment certain on-going interior and second floor improvements. The site currently supports a single family dwelling, septic, well, drive and other related facilities. The property is characterized by the presence of gently sloping manicured spaces, gently to moderately sloping woodlands, wooded wetlands, a small pond, watercourses, stone walls, and many large trees. It was noted that the pond, wetlands and watercourses generally drain east to west across the property and then some 700 feet before discharging to the Mianus River. Much of the site is already preserved under the terms of a conservation easement.

Given the scope and nature of the project, the applicant is expected to demonstrate that impacts to resources, drainage, and water quality are avoided or minimized to the greatest extent possible. It was noted that the new construction shall be confined to existing developed space and will necessitate grade change not expected to exceed four (4) feet. Up to twenty-six (26) trees of size are expected to be lost or altered. The applicant reports that approximately 14,736 square feet of the upland review area shall be impacted by the project. The project engineer has determined that the improvements will result in slightly less impervious coverage than the existing, and that the redevelopment of the parcel will not adversely impact drainage, soils, infrastructure or the adjoining properties. To limit water quality impacts, a sediment and erosion control plan has been developed, consisting of perimeter silt fence, stockpile areas, a designated construction accessway, and final soil stabilizing measures. New collection structures have been equipped with deep sumps and outlet controls to assist in the collection of silts and debris prior to discharge. A new septic system has been proposed to ensure the effective treatment of wastewaters. To mitigate for the expected tree loss stabilize the soil, filter runoff and enhance the overall conservation values of the resources, the applicant has developed a mitigation plan that provides for the use of temporary tree protection measures, the posting of standard conservation posts/signage along select portions of the easement boundary, the installation of a split rail fence as a permanent conservation demarcation feature, the removal of accumulated landscape debris, the treatment/removal of a pocket of invasive Knotweed, and implementation of a planting plan consisting of a substantial number of conservation valued trees, shrubs and native groundcovers.

Mr. Levine stated that the proposed debris removal may address only portions of the debris found on the property. In response, Mr. Pugliesi confirmed that the removal would be complete, and confirmed by both the design professionals and EPB Staff would supervise complete implementation.

In response to questions by Dr. Shemitz and Ms. Tessier, Mr. Pugliesi responded that the proposed treatment method for the control of invasives was outlined by the landscape architect on the planting/mitigation plan. The control technique includes provisions for one or more applications of an herbicide by a licensed professional following the recommended application rates/codes, and the disposal of the cuttings in a manner consistent with the 2004 DEEP/UCONN publication entitled



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“Guidelines for the Disposal of Terrestrial Invasive Plants.” Both Dr. Shemitz and Ms. Tessier encouraged the use of alternative techniques that reduced or eliminated the need for chemical treatment. A discussion ensued on the need for the EPB to research alternative treatment methods and to create a standard that could be uniformly applied to projects of this sort.

Both Mr. Pugliesi and Mr. Webski acknowledged the receipt of the agenda summary report and offered no objection to any of the conclusions or recommended conditions of approval.

**Motion/Vote:** Upon a motion by Mr. Levine, seconded by Dr. Shemitz the Board voted to **APPROVE** EPB Permit Application No. 1730 with the conditions outlined in and EPB Staff Agenda Summary, dated November 9, 2017, modified to include an additional Condition No. Fifteen (15) necessitating modification of the “Japanese Knotweed Control Notes” outlined on the submitted landscape/mitigation plan to require the use of alternative control measures that do not rely on the application of herbicides. Revised plans and details shall be submitted for EPB Staff for approval prior to the issuance/modification of building permit.

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

**Site Plan Reviews:** None

### **Subdivision Reviews:**

**#4033 – 88 and 94 Mulberry Street – Lot 1 and 46A – Brundage Associates, LLC and Sterling Place, LLC.** Resubdivision of two (2) existing properties into three (3) parcels capable of supporting residential development.

Reference is made to an EPB Staff Agenda Summary Report, dated November 3, 2017.

**In Attendance:** Leonard D’Andrea, P.E., D’Andrea Surveying and Engineering, P.C.  
Robert McCarthy  
Brenden Brady

**Discussion:** Mr. Talamelli summarized the application for the Board. He reported that the applicant proposes to subdivide two (2) existing properties into three (3) parcels capable of supporting residential development, drives, drainage, utilities, public water, sanitary sewer, and other related facilities. The properties subject to the subdivision currently support single family dwellings, drives, walkways, walls, sanitary sewers, public water, and other related facilities. The properties are characterized by gently to moderately sloping uplands, and urban landscapes consisting of a fairly typical collection of trees, shrubs, and groundcovers. There are no wetland soils or special flood hazard areas.

Mr. Talamelli stated that the applicant is charged with the task of demonstrating that the subdivision will support residential developments with an acceptable impact upon resources, water quality, drainage and other related factors. Mr. Talamelli noted that the applicant provided a preliminary site development plan that confirms low to moderate grade changes and the loss of approximately seven (7) of the larger

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trees. A detailed drainage analysis and mitigation plan was also provided. Subdivision and subsequent construction of a third dwelling on the property is expected to increase the total area of imperviousness by approximately 2,483 square feet. If left unmitigated, a substantial increase in storm water runoff would be realized. However, the applicant proposes to mitigate the increase by implementing a storm water management plan that creates and manages two (2) drainage areas and provides for the installation of structured drainage system consisting of catch basins, junctions, pipes and infiltration units. Overflow from the proposed retention system shall be directed to a new storm manhole in Brundage Street. The engineer noted that post construction, peak rates of runoff for storms ranging from 1-25 years in intensity shall be reduced. Accordingly, the engineer has certified that the proposed development will not cause any adverse impacts to the site or surrounding areas. Both the findings of the report and the preliminary design have been endorsed by Stamford Engineering Bureau Staff with minor modifications. Water quality concerns have been addressed with the submission of a detailed sediment and erosion control plan, drainage structures equipped deep sumps/ bell traps, and an overall drainage system that utilizes infiltration to filter, cool and treat runoff prior to discharge. In addition, the new dwelling shall be served by propane gas stored in an underground tank. No new underground fuel oil storage tanks are proposed for any of the parcels. Finally, certain conservation enhancements have been proposed. The applicant has determined to provide a conservation easement for approximately 620 square feet of space along the rear of the new lot. The open space is linked to other, existing open space areas and is purposed for the installation of screening plantings and other enhancements. The limits of proposed open space/conservation easement shall be pinned and posted with standard signage. A landscape plan has been developed to mitigate for the loss of existing tree resources, improve general aesthetics, screen the abutters, and enhance the overall conservation values of the open space/property. Vegetation shall be sited along the street, site perimeter, and proposed open space/conservation easement. Many of the plantings have substantial wildlife/conservation value.

Dr. Shemitz, in questioned the value of the proposed open space as well as the value of the many other conservation "strips" that pepper the City. Mr. Talamelli noted that Staff, in its review of subdivision applications, seeks to ensure that the space is both valued and purposeful. In this instance, the open space is linked to other similarly-sized areas associated with the prior subdivision, preserves a limited amount of "green space" in a rather intensely developed neighborhood, and is expected to be extensively planted to screen the abutters, enhance site aesthetics, and improve the overall conservation values of both the property and neighborhood. Dr. Shemitz noted that the City's overall practices/procedures concerning open space and conservation easements warrants further discussion.

Mr. D'Andrea confirmed the receipt of the agenda summary report and offered no objection to any of the conclusions or recommended conditions of approval.

**Motion/Vote:** Upon a motion by Mr. Levine, seconded by Ms. Ley, the Board voted to **OFFER NO OBJECTION** to PB Application No. 4033 with the conditions outlined in the Agenda Summary Report, dated November 3, 2017.

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

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**Enforcement– Status Reports & Show Cause Hearings:** None

**Other Business:**

**#2843 – Ingleside Drive – Lot B-1 – M. Innaurato:** To construct a new single family residence, patio, pool, driveway, septic system, berm, and water control structure within and proximate to wetlands, watercourses, and designated conservation areas on property situated within the drinking water supply watershed of the Rippowam River and the non-drinking water supply watershed of Poorhouse Brook. The property lies along the west side of Ingleside Drive, just south of Spring Hill Lane East, and is identified as Lot B-1, List 004-5436, Card N-013B, Block 217, Zone RA-2, and ±2.21 Acres.

**#2844 - Ingleside Drive – Lot B-2 – M. Innaurato:** To construct a new single family residence, patio, pool, driveway, and septic system within and proximate to wetlands, watercourses, and designated conservation areas on property situated within the drinking water supply watershed of the Rippowam River and the non-drinking water supply watershed of Poorhouse Brook. The property lies along the west side of Ingleside Drive, approximately 125 feet south of Spring Hill Lane East, and is identified as Lot B-2, List 004-5435, Card N-013A, Block 217, Zone RA-2 and ±2.01 Acres.

Reference is made to and EPB Staff Memo, dated November 7, 2016 as to both applications.

**In attendance:** None

**Discussion:** Mr. Talamelli confirmed that there are no reported violations on the property, that the conditions on the site have not changed as to warrant a reevaluation, and that the permits were routinely and legally issued by the Board. Accordingly, Mr. Talamelli recommended that the Board approve the extension requests for a period of one (1) year, until December 24, 2018.

**Motion/Vote:** Upon a motion Mr. Levine, seconded by Ms. Ley, the Board voted to **APPROVE** the extension of EPB Permit Applications No. 2843 and 2844 for a period of one (1) year. Accordingly, the permits shall remain in full force and effect until December 24, 2018. All terms and conditions remain in full force and effect.

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

**ADJOURN:**

**Adjourn the Regular Meeting of November 16, 2017:**

There being no further business, the Board, upon a motion by Mr. Levine, seconded by Mr. Rosenfeld, the Board voted to **ADJOURN** the Regular Meeting of November 16, 2017.

In Favor: Stone, Levine, Shemitz, Rosenfeld, and Ley  
Opposed: None

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Abstaining: None

Not Voting: Tessier and Gordon

Meeting adjourned at 8:25 PM.

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Gary H. Stone, Chairman  
Environmental Protection Board