

**ENVIRONMENTAL PROTECTION BOARD
CITY OF STAMFORD
MINUTES OF THE JULY 19, 2018
REGULAR MEETING**

Board Members Present:

Gary H. Stone, Chairman
Dr. Leigh Shemitz, Member
Laura Tessier, Alternate Member

Board Members Not Present:

Louis P. Levine, Member
Richard Rosenfeld, Esq., Member
Ashley A. Ley, Member
Emily Gordon, Alternate Member

Staff Members Present:

Richard H. Talamelli, Executive Director/Environmental Planner

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

MINUTES

Minutes of the EPB's Regular Meeting of June 21, 2018: The Board considered the minutes of the EPB's June 21, 2018 Regular Meeting. Members present and eligible to vote were Mr. Stone, Dr. Shemitz and Ms. Tessier. No corrections were proposed/recommended.

Upon a motion by Dr. Shemitz and seconded by Ms. Tessier, the Board voted to **APPROVE** the Minutes of the June 21, 2018 Regular Meeting as presented.

In Favor: Stone, Shemitz and Tessier
Opposed: None
Abstaining: None
Not Voting: None

APPLICATIONS AND PERMITS:

Acceptances/Extensions/Withdrawals:

#1804 – 63 Richmond Hill Avenue and 0, 10, 24, 32, 36, 40, 46, and 52 Greenwich Avenue - Lots 4, B, B, 7, 8, 9, 10, 11 and A - Mill River Park Collaborative for the City of Stamford – Mill River Park Middle Corridor Project: To construct walls, walkways, lighting, and other related features, implement grading, and install certain landscape enhancements/recreational facilities in and/or within

Minutes
Environmental Protection Board
Regular Meeting of July 19, 2018

close proximity to wetlands, watercourses, and special flood hazard areas in the non-drinking water supply watershed of the Rippowam River. The project area, which is generally bounded by Tresser Boulevard to the north, Richmond Hill Avenue to the south, the Rippowam River to the east, and Greenwich Avenue to the west, is more accurately defined as follows:

Address	Account	Area	Card	Map	Block	Lot	Zone
10 Greenwich Avenue	002-6246	24000 s/f	E-003	127	7	B	P
24 Greenwich Avenue	000-6803	7071 s/f	E-004	127	7	7	R-5
32 Greenwich Avenue	002-0281	5472 s/f	E-005	127	7	8	R-5
36 Greenwich Avenue	002-0282	2850 s/f	E-006	127	7	9	R-5
40 Greenwich Avenue	000-7267	4160 s/f	E-007	127	7	10	R-5
46 Greenwich Avenue	002-4957	2168 s/f	E-009	127	7	11	R-5
52 Greenwich Avenue	001-5047	4920 s/f	E-010	127	7	A	R-5
0 Greenwich Avenue	001-5049	5796 s/f	E-012	127	7	B	R-5
63 Richmond Hill Avenue	001-6936	21859 s/f	N-006	127	7	4	C-L

Reference is made to EPB Staff Memo, dated July 13, 2018.

In Attendance: None

Discussion: Mr. Stone acknowledged the receipt of correspondence from Michael Stake, Director, Capital Planning, Mill River Park Collaborative, dated July 13, 2018 withdrawing EPB Permit Application No. 1804 from further consideration.

Motion/Vote: None

#1813 – 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 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 July 18, 2018.

In Attendance: None

Discussion: Mr. Stone acknowledged the receipt of correspondence from Wayne D'Avanzo, P.E., Fairfield County Engineering, LLC, dated July 16, 2018 granting the Board an extension of the statutory deadline for decision on EPB Permit Application No. 1813 for a period of sixty-five (65) days. Accordingly, a decision shall be rendered on or before September 24, 2018.

Motion/Vote: None

#1816 - Green Street, Hanrahan Street, Adams Avenue, and West North Street – NA – City of Stamford, Mill River Greenway Phase II: To construct a 12 foot wide, 2,300 liner foot long multi-use trail including storm water drainage, a pedestrian bridge, sidewalks, and other related improvements in and/or proximate to wetlands, watercourses and special flood hazard areas in the non-drinking water supply watershed of the Rippowam River. The project begins at the intersection of Green and Hanrahan Streets, extends north along the west side of the Rippowam River across the Hart Magnet Elementary School property, across West North Street, and through the Cloonan Middle School property, ending in the vicinity of the Scalzi Park sidewalks, just south of the existing pedestrian bridge over the river.

#1817 – 91 Westover Avenue – Plot C – S. and E. Flaherty: To construct a garage addition, expand a drive, install drainage, replace a septic system, and implement other related improvements proximate to wetlands and watercourses situated in the drinking water supply watershed of the Mianus River. The property generally lies along the north side of Westover Avenue, approximately 1,200 feet west of Westover Road, and is identified as Plot C, Account 001-3276, Card N-008, Map 107, Block 367, Zone RA-1 and ± 1.10 Acres.

#1818 - 50 Friar's Lane – Lot A – M. Soos: To remove and replace existing stone walls and property entrance gates in an open space preserve/conservation easement and proximate to wetlands situated in the non-drinking water supply watershed of Springdale Brook. The property generally lies along the west side of Friar's Lane, approximately 725 feet north of Eden Road, and is identified as Lot A, Account 004-2313, Card W-005, Map 70, Block 382, Zone RA-1 and ± 1.78 Acres.

Reference is made to and EPB Staff Memo, dated July 17, 2018 as it pertains to EPB Permit Application Nos. 1816, 1817 and 1818.

In Attendance: None

Discussion: Mr. Stone acknowledged the receipt of the minimum information necessary to accept EPB Permit Application No. 1816, 1817 and 1818.

Motion/Vote: Upon a motion by Dr. Shemitz and seconded by Ms. Tessier, the Board voted to **ACCEPT** EPB Permit Application Nos. 1816, 1817 and 1818.

In Favor: Stone, Shemitz and Tessier
Opposed: None
Abstaining: None
Not Voting: None

Action Items:

#1809 - 125 Wedgemere Road - Lot 3C - W. Wolff: To demolish existing wood decks and construct a new wood deck, patio and other related features proximate to wetlands and watercourses situated in the non-drinking water supply watershed of Springdale Brook. The property lies along the cul-de-sac of Wedgemere Road, approximately 1,375 feet east of Newfield Avenue and is identified as Lot 3C, Account 001-9014, Card N-011Z, Map 69, Block 380, Zone RA-1 and ± 0.913 Acres.

Minutes
Environmental Protection Board
Regular Meeting of July 19, 2018

Reference is made to an EPB Staff Agenda Summary Report, dated July 13, 2018.

In Attendance: None

Discussion: Staff Member Talamelli summarized the application for the Board. He noted that the Agenda Summary Report was prepared by Environmental Analyst, Pam Fausty. The applicant proposes to replace existing upper and lower wood decks with a new wood deck and grade level patio proximate to the site's wetlands and watercourses. The activities are proposed for the south plane (rear) of the existing residence.

The property currently supports a single family dwelling, decks, drive, septic, well and other related facilities. The parcel is characterized by gently to moderately sloping developed lands, moderately sloping woodlands, and a narrow wetland/watercourse corridor. The wetlands/watercourses generally bisect the parcel south of the existing dwelling, with the structures and the more manicured spaces confined to the north, and the more naturally wooded areas to the south.

Given the circumstances of this application, the applicant is expected to demonstrate that the development will have an acceptable impact on regulated areas, resources of value, drainage and water quality. Mr. Talamelli reported that the activities shall be confined to space currently occupied by existing decks and/or lawn areas north of the wetlands/watercourses. The project, which results in a net reduction in footprint, will not involve significant soil disturbance or vegetation loss. Drainage impacts are not anticipated given the overall reduction in site imperviousness. The applicant reports that the encroachments shall be limited to approximately 55 square feet of the upland review area. EPB Staff offered no objection to the application provided the applicant supplies both a more detailed sediment and erosion control plan and planting schedule to better stabilize the soil, filter runoff, and enhance the conservation values of the property. Planting shall be concentrated in the space between the wetlands/watercourses and newly proposed development.

There were no questions/comments by Board Members.

Motion/Vote: Upon a motion by Ms. Tessier and seconded by Dr. Shemitz, the Board voted to **APPROVE** EPB Permit Application No. 1809 with conditions outlined in the Agenda Summary Report of July 13, 2018.

In Favor: Stone, Shemitz and Tessier
Opposed: None
Abstaining: None
Not Voting: None

#1810 – 209 Cascade Road – Lot 3 – P. and W. Cecio: To construct a residential addition, drive, drainage, and other related features proximate to wetlands and watercourses situated in the drinking water supply watershed of the Rippowam River. The property lies along the east side of Cascade Road, approximately 800 feet south of Michael Road, and is identified as Lot 3, Account 001-3574, Card S-019, Map 36, Block 384, Zone RA-1 and ± 1.67 Acres.

Minutes
Environmental Protection Board
Regular Meeting of July 19, 2018

Reference is made to an EPB Staff Agenda Summary Report, dated July 13, 2018.

In Attendance: Richard Regan, P.E., D'Andrea Surveying and Engineering, P.C.

Discussion: Staff Member Talamelli summarized the application for the Board. He reported that the applicant proposes to construct a new garage addition, drive, drainage, and other related features proximate to the pond, wetlands and watercourses situated on this property. The parcel, which currently supports a residential dwelling, asphalt/gravel driveway, detached carport, septic, well, "duck coop", fences, sheds, and other related facilities, is characterized by the presence of gently to moderately sloping manicured uplands, gently to moderately sloping woodlands, a small made-made pond, and a perennial watercourse bordered by a narrow wetland fringe. The pond, wetlands and watercourses are generally confined to the western reaches of the site, flowing north to south through several private properties before entering the Rippowam River/North Stamford Reservoir. Mr. Talamelli noted that the pond is partially bordered by masonry walls or bare, hard packed earth.

Given the scope and nature of the proposed work, the applicant is expected to demonstrate that the development will not have an adverse impact on regulated areas, resources of value, drainage and water quality.

Mr. Talamelli stated that all proposed activities shall be confined to previously developed upland areas. There are no direct wetland, watercourse or pond encroachments proposed. Approximately 3,500 square feet of the upland review shall be affected by portions of the new addition, drive and drainage systems. Grade change is in the low to moderate range with the proposed cuts/fills not expected to exceed three (3) feet. Short lengths of low profile stone wall are proposed to support the areas of cut/fill. A wall detail has been provided. No significant individual or groups of trees shall be lost as a result of this construction.

To address the expected increase in stormwater runoff resulting from the additional 3,856 square feet of impervious coverage, the applicant proposes to install an infiltration system consisting of catch basins, pipes, overflow, level spreader and four (4) Cultec 330 XLHD Units. The system shall collect portion of the proposed drive and roof drains associated with the new addition. If implemented to the plan, the project engineer has confirmed that the project will not have an adverse impact on local drainage patterns or adjoining properties. The Stamford Engineering Bureau has reviewed the submitted plans/reports and has confirmed both the impact assessment and design.

To protect and enhance water quality during and post construction, the applicant determined to supply an erosion control plan consisting of perimeter silt fence, tracking pad, basin protection, stockpile areas, and final stabilization measures. All drainage collection structures have been equipped with deep sumps and outlet controls to assist in the collection of coarse sediments and debris. Infiltration has been proposed to cool and filter runoff prior to discharge. Mr. Talamelli went on to note that a potential source of pollution posed by an existing "duck coop" and fenced animal enclosure shall be diminished in size and relocated to uplands situated more than eighty (80) feet to the pond/wetland edge. Accumulated manure from the "coop" and "pen" shall be stored in a covered bin and removed from the site on a weekly basis. Other unpermitted features observed in the buffer,

Minutes
Environmental Protection Board
Regular Meeting of July 19, 2018

including a storage tent, sheds, and stockpile of construction materials shall be relocated or removed from the property.

To mitigate potential development impacts, improve aesthetics, and enhance the overall conservation values of the property, protective fences shall be installed along the drip lines of several trees of value and plantings shall be installed in the barest of spaces along the wetland/watercourse corridor. Many of the proposed trees, shrubs and groundcovers have significant conservation value.

In response to questions posed by Ms. Tessier, Mr. Regan noted that although the proposed garage is large and configured in a somewhat non-traditional manner, the plans have been reviewed by City Staff and have been found to be consistent with the provisions of the Zoning Regulations. Mr. Regan went on to report that the garage has been proposed to store the owner's collection of antique construction equipment. Mr. Regan acknowledged the prior receipt of the agenda summary report, and offered no objection to the findings or recommended conditions of approval.

Motion/Vote: Upon a motion by Dr. Shemitz and seconded by Ms. Tessier, the Board voted to **APPROVE** EPB Permit Application No. 1810 with conditions outlined in the Agenda Summary Report of July 13, 2018.

In Favor: Stone, Shemitz and Tessier
Opposed: None
Abstaining: None
Not Voting: None

SITE PLAN REVIEWS: None

SUBDIVISION REVIEWS: None

ENFORCEMENT – STATUS REPORTS AND SHOW CAUSE HEARINGS: None

OTHER BUSINESS:

#2509- Wallenberg Drive – Lot 36 – P. Levine: 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, and ± 2.13 Acres.

Reference is made to EPB Staff Memo, dated July 13, 2018.

#1120 – 371 Taconic Road – Lot 25 – T. Milone, P.E., Redniss and Mead, Inc. for V. and E. Loganchuk: To install a new fence, stone wall and other related features in and/or proximate to wetlands situated in the drinking water supply watershed of the Mianus River. The subject property lies along the west side of Taconic Road, approximately 2,300 feet north of Farms Road, and is identified as Lot 25, List 002-2397, Card W-3, Block 400, Zone RA-3, and ± 4.101 Acres (± 0.487 acres within the City of Stamford).

Minutes
Environmental Protection Board
Regular Meeting of July 19, 2018

Reference is made to EPB Staff Memo, dated July 19, 2018.

In Attendance: None

Discussion: Mr. Stone acknowledged the receipt of correspondence from Edward O'Hanlon, Esq., Robinson and Cole, LLP, dated June 12, 2018 and Teodoro Milone, P.E., Redniss and Mead, dated June 26, 2018 requesting extensions of EPB Permit Nos. 2509 and 1120. Mr. Stone noted that based on a review of the Staff Reports, there were no outstanding violations on the property, that conditions on the site have not changed as to warrant re-evaluation of the permits, and that the permits were routinely and legally issued by the Board. Accordingly, Staff recommended that the Board grant the extension requests, allowing the permits to remaining in full force and effect for a period of one (1) year.

Motion/Vote: Upon a motion by Ms. Tessier, and seconded by Dr. Shemitz, the Board voted to **APPROVE** the extension of EPB Permit Nos. 2509 and 1120 for a period of one (1) year. Accordingly, EPB Permit No. 2509 shall remain in effect until August 2, 2019 and EPB Permit No. 1120 shall remain in effect until September 23, 2019.

In Favor: Stone, Shemitz and Tessier
Opposed: None
Abstaining: None
Not Voting: None

ADJOURN:

Adjourn the Regular Meeting of July 19, 2018:

There being no further business, the Board, upon a motion by Ms. Tessier and seconded by Dr. Shemitz, voted to **ADJOURN** the Regular Meeting of July 19, 2018.

In Favor: Stone, Shemitz and Tessier
Opposed: None
Abstaining: None
Not Voting: None

The meeting was adjourned at 7:57 PM.

Gary H. Stone, Chairman
Environmental Protection Board

Minutes prepared from meeting notes assembled by Richard Talamelli, Executive Director/Environmental Planner.

Draft 1: August 13, 2018
Draft 2: September 12, 2018
Draft 3: October 11, 2018