

**ENVIRONMENTAL PROTECTION BOARD
CITY OF STAMFORD
MINUTES OF THE APRIL 18, 2019
REGULAR MEETING**

BOARD MEMBERS PRESENT:

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

MEMBERS NOT PRESENT:

Ashley A. Ley, Member
Louis P. Levine, Member

STAFF PRESENT:

Richard Talamelli, Executive Director/Environmental Planner
Lindsay Tomaszewski, Environmental Analyst

The meeting was called to order by Mr. Stone at 7:30 PM.

MINUTES:

Minutes of the EPB Special Meeting of February 28, 2019 (Revised Minutes):

Members present and eligible to vote were Stone, Tessier, and Gordon. No corrections were proposed/recommended.

Upon a motion by Ms. Gordon, and seconded by Ms. Tessier, the Board voted to **APPROVE** the Minutes of the February 28, 2019 Special Meeting (Revised Minutes) as presented.

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

Minutes of the EPB Regular Meeting of March 21, 2019:

Members present and eligible to vote were Stone, Tessier, and Gordon. No corrections were proposed/recommended.

Upon a motion by Ms. Gordon, and seconded by Ms. Tessier, the Board voted to **APPROVE** the Minutes of the March 21, 2019 Regular Meeting as presented.

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

APPLICATIONS AND PERMITS:

Acceptances/Extensions/Withdrawals:

#1833 – 277 Blackberry Drive – Lot 34 – Fairfield County Engineering, LLC for S. and S. Swidler: To construct a poured concrete retaining wall, drainage, and other related features proximate to a watercourse and in a dedicated open space preserve situated in the drinking water supply watershed of the Mianus River (East Branch). The property is situated along the west side of Blackberry Drive, approximately 300 feet south of Mill Valley Lane, and is identified as Lot 34, Account 003-4100, Card N-027, Map 15, Block 402, Zone RA-3, and ± 1.00 Acres.

Reference is made to and EPB Staff Memo, dated April 12, 2019.

In Attendance: None

Discussion: Mr. Stone acknowledged the receipt of correspondence from Wayne D’Avanzo, P.E. (April 3, 2019) withdrawing EPB Permit Application No. 1833 from further consideration.

Motion/Vote: None

#1902 – 164 Overbrook Drive – Lot 17 – E. Sweet for G. Catchpole: To expand a fieldstone patio and yard areas, install native landscaping, and implement/maintain other related features in and proximate to wetlands situated in the non-drinking water supply watershed of the Southwest Shoreline. The property is situated along the east side of Overbrook Drive, approximately 1760 feet north of Toms Road, and is identified as Lot 17, Account 003-9644, Card E-020, Map 99, Block 328, Zone R-20, and ±0.95 Acres.

#1903 – 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 area lies 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.

#1904 – Hunting Ridge Road – NA – City of Stamford, Engineering Bureau – Hunting Ridge Road Bridge Replacement Project: To replace an existing concrete bridge with a new span, road surface, drainage, and other related features in and proximate to wetlands, watercourses and the base floodplain of the Mianus River (East Branch). The project area, which lies along a portion of Hunting Ridge Road, just east of its intersection with Old Long Ridge Road, is situated within a drinking water supply watershed.

#1905 – Farms Road – NA – Aquarion Water Company of Connecticut: - Bargh Replacement

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Raw Water Pipeline: To install a replacement raw water pipeline and associated grading in and proximate to wetlands and watercourses situated in the drinking water supply watershed of the Mianus River (West Branch). The project area lies along the north side of Farms Road in an area generally bounded by the Bargh Reservoir to the east and Taconic Road, to the west.

Reference is made to EPB Staff Memos, dated April 12, 2019 (Overbrook), April 12, 2019 (Wedgemere), April 8, 2019 (Hunting Ridge) and April 12, 2019 (Farms Road).

In Attendance: None

Discussion: Mr. Stone acknowledged the receipt of correspondence from Eric Sweet (April 10, 2019), Prakash Chakravarti, P.E. (April 11, 2019), Zvonko Barisic, P.E. (April 5, 2019), Dennis Fields (April 12, 2019), and Wayne D'Avanzo, P.E. (March 14, 2019) granting the Board extensions of the statutory deadlines for decision on EPB Permit Application Nos. 1902, 1903, 1904 and 1905. Decisions shall be rendered by July 8, 2019.

Motion/Vote: None

#1908 – 1222 Rock Rimmon Road – Lot A2 – R. Knapp: To construct a second story balcony and other related features proximate to wetlands and a pond situated in the drinking water supply watershed of the Mianus River (East Branch). The property is situated along the south side of Rock Rimmon Road, approximately 270 feet west of Pond View Lane, and is identified as Lot A2, Account 002-1774, Card W-085, Map 14, Block 402, Zone RA-2 and +1.70 Acres.

Reference is made to EPB Staff Memo, dated April 12, 2019.

In Attendance: None

Discussion: Mr. Stone acknowledged the receipt of the minimum information necessary to accept EPB Permit Application No. 1908.

Motion/Vote: Upon a motion by Ms. Tessier, and seconded by Ms. Gordon, the Board voted to **ACCEPT** EPB Permit Application No. 1908.

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

Action Items:

#1831 - 2 Scofieldtown Road - Lots A1/A2 - Redniss and Mead, Inc. for Bethany Assembly: To construct a new senior living facility with associated parking, walkways, walls, and other related improvements proximate to wetlands situated in the non-drinking water supply watershed of Poorhouse Brook/Rippowam River. The property is situated along the west side of Scofieldtown Road, just north of its intersection with High Ridge Road, and is identified as Lot A1/A2, Account No. 000-6831, Card W-002, Map 32, Block 377, Zone RA-1, and ±3.43 Acres.

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Reference is made to and EPB Staff Agenda Summary Report, dated April 12, 2019

In Attendance: Richard Redniss, Redniss and Mead
Bret Holzwarth, P.E., Redniss and Mead
William Kenny, William Kenny Associates
Megan Miles, Esq., Carmody, Torrence, Sandak and Hennessey
Gail Okun, North Stamford Association

Discussion: Mr. Talamelli summarized the application for the Board. He stated that the applicant seeks the Board's permission to construct a new, sixty-four (64) bedroom memory care facility with associated parking, walkways, walls, utilities, drainage, and other related improvements proximate to the wetlands and watercourses found on this parcel.

The property, which is situated along the west side of Scofieldtown Road, just north of its intersection with High Ridge Road, currently supports a single-family dwelling, church building, youth center, paved parking, accessways, drainage, sanitary sewer, walls, fences, and other related facilities. The site is characterized by the presence of gently to moderately sloping urban lands to the south, gently to moderately sloping woodlands to the north and west, and a 14,479 square foot, wooded wetland "pocket" to the north and east. It has been reported that the wetland is fed by overland flows from the north and west, groundwater discharges, and/or certain storm water discharges from the adjoining developed spaces. The regulated areas generally drain west to east, eventually overflowing to the existing storm drain system in Scofieldtown Road. It is noted that setbacks of twenty-five (25) feet are enforced on this property given its location in the non-drinking water supply watershed of Poorhouse Brook.

Mr. Talamelli reported that most of the proposed construction shall be confined to uplands in the general vicinity of the existing church/youth center and parking. Although there are no direct wetland encroachments, buffer encroachments have been estimated at 2,772 square feet. Grade alterations will be moderate to severe with cuts/fills of up to eleven (11) feet. Extensive use of reinforced concrete walls is proposed. It is expected that approximately seventeen (17) of the trees reflected on the plans will be lost as a result of the construction.

A report has been supplied to assess potential drainage impacts. Development of the site with the new two (2) story building, drive, parking and other facilities is expected to increase the total site imperviousness by approximately 0.14 acres. Without the introduction of mitigative measures, an increase in runoff and impacts would be expected. To mitigate the increase, the applicant proposes to create and manage several post construction watersheds, grade, and install structured drainage that includes pipes, catch basins, yard drains, manholes, oil separators, infiltration units and other related features. If constructed per the submitted plans, the engineer has confirmed that peak flows for storms ranging from 1-10 years shall remain unchanged or be will diminished. Accordingly, the engineer has certified that the proposed development will not result in any adverse hydraulic or hydrologic impact on adjacent to downstream properties or drainage facilities. A positive endorsement of the project has yet to be secured from the Stamford Engineering Bureau.

Mr. Talamelli went on to note that potential water quality impacts have been addressed with the submission of a basic sediment and erosion control plan and certain additions to the structured drainage system including catch basins/yard drains with deep sumps/outlet controls, oil and grit

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separators, basin inserts, infiltration units, and permeable pavers in select portions of the parking lot. It was noted that the facilities shall also be served by natural gas. Any emergency generators shall be fueled by natural gas with a propane back up to lessen the potential for the leaks, spills and overflows commonly attributed to a diesel fueled system.

Mr. Talamelli stated that a subsurface sewage disposal system (septic system) has not been proposed for this site. The applicant proposes to connect to a gravity sanitary sewer or force main under one of the several scenarios outlined in the "Site Engineering Report."

To mitigate the potential impacts of the development, the applicant has developed plans/reports that provide for the removal of surficial debris and litter from the regulated areas, the removal of lawn and invasive vines from the regulated areas (mechanical means only), and the introduction of a substantial number of conservation valued trees, shrubs and groundcovers to both the regulated areas and developed portions of the site. In addition, the applicant shall implement a long-term management plan for the regulated areas under the supervision of a wetland scientist. Mr. Talamelli further noted that the applicant has determined to dedicate a conservation easement agreement for approximately 1.26 acres of land including certain uplands, wetlands and adjoining buffer areas in the range of five (5) to twenty-five (25) feet in width. Standard conservation signage and fenced/walled demarcation features shall be installed along the southern and eastern limits of the new easement boundary. Fenced protection has been offered for numerous trees expected to be incorporated into the post construction landscape and a "Rainwater Harvesting Cistern" shall be installed to collect rainwater from portions of the roof to supplement the irrigation system.

Finally, Mr. Talamelli stated that the applicant submitted a report assessing the potential impacts on wetland resources. The consultant reports that there are no direct wetland encroachments except those linked to the proposed enhancement activities including debris removal, invasive species/vine removal, and conservation landscaping/maintenance. Buffer encroachments include grading, wall construction, walkway construction, demarcation feature installation and other minor activities. The total area of buffer affected by the project is reported to be 2,772 square feet. The project includes a number of measures to mitigate potential drainage and water quality impacts and further offers numerous activities to protect and enhance the conservation value of the regulated areas. The consultant concluded that when the existing/proposed conditions are compared, the functions/values of wetlands shall be maintained or improved as a result of this project.

In response to statements by Ms. Tessier concerning the relatively "high level of impact" and the apparent absence of flexibility in the design and of consideration of alternatives that maintains the full twenty-five (25) foot wetland setback, Mr. Redniss stated that direct wetland impacts have been avoided, that the design was driven by the dimensions, layout requirements and management efficiencies of facilities of this sort, and when one considers the numerous mitigating factors offered by the applicant, that the project is significantly better for both the site and regulated areas.

In response to an additional question from Ms. Tessier concerning sewage disposal, Mr. Redniss recounted the various sewage disposal scenarios being considered, noting that the final resolution will necessitate further discussion and negotiation with the various public and private entities involved. He further noted that the scenario involving a combined system with Northeast School may benefit the City, alleviating long term maintenance issues and costs.

Dr. Shemitz raised the issue that the twenty-five (25) foot setback to the regulated areas in non-

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watershed areas is minimal, and when new projects of this magnitude are proposed, there should be greater emphasis on maintaining the setback as part of the design. She noted that this issue has been raised on past projects and is applicable to this project. In response, Mr. Redniss stated that each application should "rise and fall" on its own merits, and that the Board should carefully consider the overall benefits to the site of the mitigation measures proposed when making a decision on a specific application. A handout was offered by the applicant to confirm the various project benefits/enhancements including, but not limited to, the sidewalk repair/expansion, conservation easement, demarcation features, management plans, planting enhancements both in the developed portions of the site and in the regulated areas.

William Kenny testified that given the value of the mitigation activities proposed, the minimal flows directed from the developed portions of the site to the wetlands, and the extensive, vegetated setback in areas upslope (west) of the wetland, the plan is both sound and beneficial to the regulated areas.

Gail Okun spoke on the behalf of the North Stamford Association. She read a statement into the record expressing several concerns relating to project impact and precedent. Specifically, the Association was concerned by the potential impacts on both the land and its resources, the absence of a viable alternatives for sewage disposal/treatment, and the effects an approval may have on the unique character of North Stamford.

Ms. Tessier acknowledged the receipt of correspondence from Thomas Lombardo, President of the North Stamford Association, requesting that the Board defer from action on this application to allow for the participation of parties that may have been precluded from attending this meeting due to religious observance.

Ms. Tessier further noted that given the desirability of the proposed use and level of impact, she would require additional time to carefully study all of the materials submitted in support of the application before rendering a decision.

Motion/Vote: Upon a motion by Ms. Tessier, and seconded by Ms. Gordon, the Board voted to **DEFER** from action on EPB Permit Application No. 1831 to allow for further study of the materials submitted in support of this application.

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

#1906 – 610 Rock Rimmon Road – Lot 2 – G. Pali for Mill Road, LLC: To construct a new single-family dwelling, septic, drive drainage and related features in and proximate to wetlands and watercourses situated in the non-drinking water supply watershed of Haviland Brook. The property is situated along the west side of Rock Rimmon Road, just south of Mill Road, and is identified as Lot 2, Account 001-0452, Card W-038, Map 16, Block 401, Zone RA-1, and ±1.1441 Acres.

Reference is made to EPB Staff Agenda Summary Report, dated April 12, 2019.

In Attendance: Leonard D'Andrea, P.E., D'Andrea Surveying and Engineering

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Discussion: Ms. Tomaszewski summarized the application for the Board. She reported that the applicant seeks the Board's permission to demolish an existing residence and construct a new four (4) bedroom single family residence, septic system, driveway, retaining walls, drainage, water service connection, grading, landscaping, and other related features in and/or proximate to the site's wetlands and watercourses. The property, which lies along the west side of Rock Rimmon Road, just south of Mill Road, is currently developed with a single-family residence, detached garage, septic, well and other related features. The site is characterized by the presence of a ±300 foot reach of Haviland Brook, wetland soil areas, and many large trees. It was noted that the property borders a resource rich property recently deeded to the Stamford Land Conservation Trust.

Given the scope and nature of the project, the applicant is expected to demonstrate that the project will have an acceptable impact on resources, drainage, and water quality, and that any mitigation activities proposed to offset unavoidable impacts are valued and meaningful.

Ms. Tomaszewski noted that the applicant has provided a detailed site development plan. Most of the development shall be confined to the previously developed space in the eastern reaches of the property. Grade change is expected to be in the low to moderate range with several retaining walls needed to support the grade, particularly in the eastern portions of the site. Approximately thirteen (13) trees situated in and proximate to the development envelope are expected to be lost as a result of the development. Approximately 3,500 square feet of the non-watershed setback and 400 square feet of the wetlands will be affected by improvement. Ms. Tomaszewski noted that the direct wetland encroachments are primarily linked to the installation of a new water service connection.

To mitigate drainage impacts, the applicant has determined to create and manage several post construction watersheds and install a structured drainage system consisting of catch basins, area drains, junction boxes, pipes, infiltration units and stabilized outfalls. The project engineer has concluded that the project, if implemented to the design, will not adversely impact local drainage patterns or adjoining properties. The Stamford Engineering Bureau has endorsed the conclusions of the drainage analysis, study methodology and design. The Stamford Health Department has further endorsed the design of a subsurface sewage disposal system for a four (4) bedroom dwelling. Soil and groundwater limitations have been overcome with the presentation of a design that provides for the use of a shallow system elevated in fill. Water quality concerns have been addressed with the submission of a sediment and erosion control plan, the use of drainage structures with both deep sumps and outlet controls, infiltration, and a note prohibiting the use of in-ground fuel soil storage tanks.

To mitigate for the resource impacts and improve the overall conservation values of both the regulated area and site, the applicant has supplied a mitigation proposal that includes provisions for the removal of accumulated brush and debris, the mechanical removal of invasive vines, implementation of an extensive conservation planting plan, and the owner's commitment to encumber approximately fifty (50) percent of the site with a standard, City of Stamford, conservation easement. The easement areas include the watercourse, wetlands and substantial portions of the non-watershed buffer outside of the anticipated limits of development. A boulder demarcation feature was proposed to define the limits of the conservation boundary. Finally, it was noted that an arborist reviewed the property and offered suggestions to better protect trees of value in the development envelope.

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Mr. D'Andrea confirmed the prior receipt of the Staff Agenda Summary Report and offered no objection to the findings or recommended conditions of approval.

Ms. Tessier stated that it was her view that the project intensifies the development, excessively alters the existing character of the land, and supports a relatively high level of encroachment into the regulated areas. She further noted that the impacts of the encroachment may not be sufficiently offset by the plantings and other mitigative measures proposed, and that alternatives may be available to further reduce or eliminate the encroachments. Finally, she stated that when projects are "new" or the redevelopment is "substantial", that a greater effort should be made to avoid encroachment into the regulated areas, including the minimum non-watershed setback of twenty-five (25) feet.

In response, Mr. D'Andrea stated that projects developed to completely avoid regulated areas are not necessarily superior from a code and design standpoint, and certainly would not be accompanied by the substantial and valued collection of mitigative measures/protections that have been offered in this application. However, in response, Mr. D'Andrea outlined several potential changes to the civil, landscape, and conservation easement plans to further reduce the encroachments and address the concerns raised by both the Board and Staff. These alterations included the replacement of the boulder demarcation feature with a split rail fence, clear depiction of trees of value requiring fenced protection, elimination of the rip rap pad south of the garage, relocation of the footing drain outlet to the north side of the house, relocation of the southern driveway turn around, and reductions to the overall grade resulting in expanded buffers along the pond and remaining wetland areas. It is noted that many of the changes were shown on a marked-up demonstration plan.

Motion/Vote: Upon a motion by Ms. Gordon, and seconded by Dr. Shemitz, the Board voted to APPROVE EPB Permit Application No. 1906 with the conditions outlined in the EPB Staff Agenda Summary Report, dated April 12, 2019 modified to include certain alterations to the site development, landscape and conservation easement plans to address concerns relating to the extent of the anticipated encroachments and resource protection.

In Favor: Stone, Shemitz, Tessier, and Gordon.

Opposed: None.

Abstaining: None.

Not Voting: None.

Site Plan Reviews:

#3867-3 – 492 Den Road – Lot 3 – L. Marner: Environmental Protection Board Site Plan Review to allow the construction of a new single-family dwelling, drive, drainage, septic, utilities, and other related facilities pursuant to a condition of Planning Board (Subdivision Application) No. 3867. The subject property lies along the west side of Den Road (rear lot) the access of which lies approximately 1,200 feet south of Old Orchard Lane, and is identified as Lot 3, List 004-3065, Card N-024A, Block 393, Zone RA-2, Map 65, and ±2.56 Acres.

Reference is made to EPB Staff Agenda Summary Report, dated April 12, 2019.

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

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Laurence Marnier

Discussion: Mr. Talamelli summarized the site plan review application for the Board. He noted that the Staff Agenda Summary Report was prepared by Environmental Analyst, Leigh DeMarco. Mr. Talamelli reported that the property was established as part of a prior subdivision, a condition of which required an individual site plan review for certain parcels to ensure consistency with the siting, drainage, water quality and conservation objectives of the approval. The property lies along the east side of Den Road, approximately 1,200 feet south of Old Orchard Lane. The parcel is undeveloped, and is characterized by the presence of rugged, upland terrain, rock outcroppings and mature woodlands. Although there no wetlands on the property, a large wetland and watercourse system occupies the adjoining parcel to the west. A conservation easement was established at the time of subdivision to protect trees, stone walls and wetlands/watercourse setbacks situated along the site's west boundary.

Mr. Talamelli reported that the applicant proposes to construct a new single-family dwelling, drive, drainage, septic, utilities, and other related facilities on the parcel. The scale and location of the development remains consistent with that shown at the time of subdivision. All activity has been confined to uplands, outside of the designed conservation easement area. A viable septic area was established under the review of the Stamford Health Department. Water quality requirements have been addressed with the submission of a detailed sediment and erosion control plan, use of outlet controls and infiltration as part of the drainage management scheme, and a prohibition on the use of in-ground fuel storage tanks. Pre- and post-construction drainage impacts have been evaluated by the project engineer. Given the anticipated increase in imperviousness attributed to the new dwelling, drive, walkways and other related features, an increase in runoff and impact would be realized if left unmitigated. To better control and mitigate the impacts, the project engineer developed a management plan consisting of grading and the introduction of structured drainage consisting of pipes, catch basins. Infiltration system, and stabilized outlet. The engineer concluded that if built to the plan, that the development can proceed without an adverse impact to drainage soils and adjoining properties. The Stamford Engineering Bureau has endorsed the project as proposed. To address the conservation objectives of the Board, the applicant has, with the submission of a new site development plan and arborist's report, adjusted the location of the development to avoid individual or groups of trees of value, posted the limits of the conservation easement with standard signage, and supplied a permanent demarcation feature. The demarcation feature now consists of a split rail fence along the established conservation boundary.

Mr. Pugliesi acknowledged the receipt of the Staff agenda summary report in advance of the meeting and offered no objection to its findings or the recommended conditions of approval.

Motion/Vote: Upon a motion by Ms. Gordon, and seconded by Ms. Tessier, the Board voted to **APPROVE** EPB Site Plan Review No. 3867-3 with the conditions outlined in the EPB Staff Agenda Summary Report, dated April 12, 2019.

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

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Subdivision Reviews: None

Enforcement – Status Reports & Show Cause Hearings: None

Other Business:

#1524 – Malibu Road – Lot A2 – A. Montanez: Modification of an existing EPB permit to allow construction of a new, single family dwelling, drive, drainage, septic, utilities, and other related facilities in and within close proximity to wetlands, watercourses and conservation areas situated in the non-drinking water supply watershed of Haviland Brook. The property lies along the south terminus of Malibu Road, approximately 420 feet south of Butternut Lane, and is identified as Parcel A2, List 003-8405, Card E-006Z, Block 394, RA-1 Zone, and ± 1.9337 Acres.

Reference is made to EPB Staff Memo, dated April 11, 2019.

In Attendance: John Pugliesi, P.E., E.J. Frattaroli, Inc.
Anel Montanez

Discussion: Mr. Talamelli summarized the permit modification proposal for the Board. He reported that the applicant seeks the Board permission to construct a new, four (4) bedroom dwelling, drive, drainage, well, septic system and other related features in and/or within close proximity to wetlands, watercourses, and conservation easement areas on the property.

Mr. Talamelli reminded the members that the property has an extensive history before the agency. In 2006 the EPB participated in the review of the subdivision application (Planning Board No. 3943), that resulted in the creation of this parcel. In 2016, the Board approved EPB Permit Application No. 1524 to allow construction of a new, five (5) bedroom, single family dwelling, drive, drainage, septic, well, and other related facilities on the property. Earlier this year, the EPB approved transfer of permit and permit extension requests which enabled a new owner to preserve the EPB Permit until April 2020.

The new owner seeks the Board's permission to construct a new, four (4) bedroom dwelling, septic, well, drainage, pool and other related features on this property. The submission of the alternative plan triggers the necessity of this permit modification and provides the applicant the opportunity to demonstrate that the individual lot development remains consistent with the subdivision concept, limits impacts upon resources, applies suitable drainage control measures, includes appropriate water quality controls, establishes an appropriate subsurface sewage disposal system, and provides meaningful conservation enhancements.

The newly submitted plans show that the dwelling and its related facilities remain generally sited within the envelope established both at the time of subdivision and in the prior EPB Permit. Development continues to displace previously developed space and light to moderate woods. The depth of grading has been slightly diminished, and the use of walls has been shifted from the western limits of the development to the east. A wall detail has been provided. Mr. Talamelli noted that the changes to the design impacts, to a greater degree, space encumbered by ledge. However, the applicant confirmed, with the placement of notes on the plan, that the rock removal shall be performed only by mechanical means without the use of blasting. Although a few additional trees in the building envelope shall be lost, encroachments into the regulated areas are expected to be slightly less, and are generally linked

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to the proposed grading, walls, drainage improvement, landscaping and a portion of the proposed garage. Under the modified proposal, 0 square feet of wetland, 1,949 square feet of the upland review area, and 654 square feet of the conservation area shall be temporarily/permanently affected.

Mr. Talamelli stated that potential drainage impacts were again given considerable attention. A drainage plan and report were provided to confirm the impact of the alternative development scenario. Runoff continues to be managed by removing impervious features, developing specific post construction watersheds, and adding structured drainage. He reported that the current proposal results in an overall diminishment of impacts in key areas of interest including the following: a) The piped crossing remains set at an elevation that mimics existing swale elevation as the means to minimize impacts on both regulated areas and adjoining properties, b) the piped crossing has been sized to accommodate both the peak flow associated with the design storm (10-year storm) and a base flood event (100-year storm), therefore providing an extra measure of protection for flood prone properties to the west by passing the expected flows and diminishing the water surface elevation in the so called "lower pond," c) A decrease in runoff (10-year and 25-year storm) is still realized at the outfall of the piped crossing, d) A decrease in runoff (10-year and 25-year storm) is still realized at the "design point. Which is the large receiving wetland to the south and east, and e) The project engineer has certified that the development will not adversely impact drainage or abutting properties/infrastructure. Stamford Engineering Bureau Staff has confirmed the findings of the analysis.

Mr. Talamelli went on to note that the alternative development plan provides for a smaller septic system in the approximate same location as shown in the prior approval, and has gained an endorsement from the Stamford Health Department.

Water quality concerns have been addressed with submission of a detailed sediment and erosion control plan, a prohibition on the use of in-ground fuel oil storage, and the use of deep sumps, bell traps and rip rapped plunge pools to assist in the collection of sands, silts and debris prior to discharge.

Finally, to mitigate for the anticipated tree loss, restore historically impacted portions of the buffer/conservation easement, and address the overall conservation needs of the site, the applicant has determined to remove accumulated brush and debris from space abutting the wetland areas, mechanically remove Bittersweet and other invasives from those portions of the conservation easement abutting the development, install an extensive collection of conservation plantings, field stake and post signage along the limits of the proposed conservation easement, supply a permanent demarcation feature consisting of a split rail fence, and protect trees of identified value with fences.

Mr. Pugliesi acknowledged the receipt of the Staff Agenda Summary report in advance of the meeting, and offered no objection to its findings or recommended conditions of approval.

In response to a question by Ms. Tessier, Mr. Pugliesi noted that he would be able to further reduce the encroachments with the proposed storm water discharges by shortening some of the pipes and reducing the amount of rip rap applied at the outfalls.

Motion/Vote: Upon a motion by Ms. Tessier, and seconded by Ms. Gordon, the Board voted to **APPROVE** modification of EPB Permit Application No. 1524 with the conditions outlined in the EPB Staff Memo, dated April 11, 2019 modified to include submission of revised plans to reduce the overall length of certain drainage outfalls to reduce the encroachment into regulated areas.

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

#1615 – Cascade Road – Revised Plot A-1 and B-1 – North Ridge Contractors, LLC. to J. and

D. Antevil: Transfer and extension of an existing permit to allow construction an in-ground pool, patio, fence, and other related facilities within close proximity 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 500 feet south of Michael Road, and is identified as Revised Plot A-1 and B-1, List 002-4915, Card S-022, Block 384, Zone RA-1, and ±1.2524 Acres.

Reference is made to an EPB Staff Memo, dated April 1, 2019.

In Attendance: None

Discussion: Mr. Stone summarized the matters before the Board. He noted that Staff confirmed that there are no outstanding violations on the property, that site conditions have not changed as to warrant re-evaluation of the permit, and that the permit was routinely and legally issued by the agency. According, Staff had recommended that the Board endorse the transfer and extension requests as proposed.

Motion/Vote: Upon a motion by Ms. Gordon, and seconded by Dr. Shemitz, the Board voted to **APPROVE** the transfer of EPB Permit Application No. 1615 from North Ridge Contractors, LLC to J. and D. Antevil.

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

Motion/Vote: Upon a motion by Ms. Gordon, and seconded by Dr. Shemitz, the Board voted to **APPROVE** the extension of EPB Permit Application No. 1615 for a period of one (1) year. Accordingly, the permit shall remain in full force and effect until June 15, 2020.

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

#1617 – 18-22 Taylor Street – Lots A/24 - Taylor Mission, LLC for Taylor Mission LLC and O.

and W. Hopp: Permit extension to allow the permittee to maintain and renovate a historic dwelling and construct fifteen (15) additional single family attached units in four (4) multi-family buildings, parking, drainage, utilities and other related facilities proximate to wetlands situated in the non-drinking water supply watershed of the Rippowam River. The project area affects two properties: 18 Taylor Street, which lies along the east side of Taylor Street, approximately 240 feet south of Richmond Hill Avenue, is identified as Lot A, Account 004-1371, Card E-003, Map 126, Block 15,

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Zone R-MF, and ± 15,187 square feet, and 22 Taylor Street, which lies along the east side of Taylor Street, approximately 280 feet south of Richmond Hill Avenue, is identified as Lot 24, Account 000-5084, Card E-004, Map 126, Block 15, Zone R-MF, and ± 6,800 square feet.

Reference is made to an EPB Staff Memo, dated April 18, 2019.

In Attendance: None

Discussion: Mr. Stone summarized the matter before the Board. He noted that Staff confirmed that there are no outstanding violations on the property, that site conditions have not changed as to warrant re-evaluation of the permit, and that the permit was routinely and legally issued by the agency. According, Staff had recommended that the Board endorse the extension requests as proposed.

Motion/Vote: Upon a motion by Dr. Shemitz, and seconded by Ms. Gordon, the Board voted to **APPROVE** the extension of EPB Permit Application No. 1617 for a period of one (1) year. Accordingly, the permit shall remain in full force and effect until May 25, 2020.

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

ADJOURN:

Adjourn the Regular Meeting of April 18, 2019:

Motion/Vote: There being no further business and upon a motion by Ms. Tessier, and seconded by Ms. Gordon, the Board voted to **ADJOURN** the Regular Meeting of April 18, 2019.

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

Meeting adjourned at 10:06 PM.

Gary H. Stone, Chairman
Environmental Protection Board

Draft 1: 5/2/19, 5/3/19, 5/5/19, 5/6/19, 5/9/19 (S)
Draft 2: 5/10/19 (ATB)
Draft 3: 5/13/19 (ATBM)
Draft 4: 5/22/19 (Final)