

**ENVIRONMENTAL PROTECTION BOARD  
CITY OF STAMFORD  
MINUTES OF THE SEPTEMBER 19, 2019  
REGULAR MEETING**

**BOARD MEMBERS PRESENT:**

Gary H. Stone, Chairman  
Dr. Leigh Shemitz  
Ashley A. Ley, Member  
Laura Tessier, Member  
Thomas Romas, Alternate Member

**MEMBERS NOT PRESENT:**

Louis P. Levine, Member

**STAFF PRESENT:**

Richard Talamelli, Executive Director/Environmental Planner  
Pam Fausty, Environmental Analyst

The meeting was called to order by Mr. Stone at 7:30 PM. Mr. Stone acknowledged the attendance of Thomas Romas, a new Alternate Member recently appointed to the Board.

**MINUTES:**

**Minutes of the EPB Special Meeting of July 23, 2019:**

Members present and eligible to vote were Mr. Stone, Ms. Ley, and Ms. Tessier. No corrections or modifications were recommended.

**Motion/Vote:** Upon a motion by Ms. Ley, and seconded by Ms. Tessier, the Board voted to **APPROVE** the Minutes of the July 23, 2019 Special Meeting as presented.

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

**APPLICATIONS AND PERMITS:**

**Acceptances/Extensions/Withdrawals:**

**#1910 – Main Street – NA – City of Stamford Engineering Bureau – Main Street Pedestrian Bridge Rehabilitation:** To rehabilitate the existing Main Street Bridge by improving the existing substructure and superstructure, installing scour protection, and implementing other related improvements in and proximate to a watercourse and special flood hazard areas situated in the non-drinking water supply watershed of the Southwest Shoreline. The project area, which affects a section of Main Street, is generally bordered to both the north and south by property associated with

the Town/City of Stamford and Mill River Park, to the east by Clinton Avenue, and west by West Main Street/Mill River Street.

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

**#1911 – 128 North Stamford Road – Parcel B – D. Devin:** To construct a residential addition, wood landing, and other related features in a designated conservation easement area and proximate to wetlands and watercourses situated in the non-drinking water supply watershed of Poorhouse Brook. The property is situated along the west side of North Stamford Road, approximately 580 feet north of Lakeside Drive, and is identified as Parcel B, Account 004-2096, Card N-010, Map 36, Block 387, Zone RA-1, and  $\pm 3.532$  Acres.

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

**#1912 – 145 Acre View Drive - Lot 19 – D. Zabat:** To modify an existing driveway, drainage, and related features in and proximate to wetlands and watercourses, situated in the non-drinking water supply watershed of Poorhouse Brook. The property is situated along the east side of Acre View Drive, approximately 120 feet north of Cricket Lane, and is identified as Lot 19, Account 000-9071, Card E-012, Map 27, Block 388, Zone RA-1, and  $\pm 1.0042$  Acres.

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

**#1913 – 84 Farms Road – Lot B-1 – Fairfield County Engineering, LLC, for E. Horowitz:** To construct a residential addition, drainage and other related features within close proximity to wetlands and watercourses situated in the drinking water supply watershed of the Mianus River. The property lies along the south side of Farms Road, approximately 850 feet west of Riverbank Road, and is identified as Lot B-1, Account 002-8972, Card S-003, Map 47, Block 395, Zone RA-3, and  $\pm 4.923$  Acres.

Reference is made to an EPB Staff Memo, dated September 16, 2019.

**#1915 – Farms Road – NA – Aquarion Water Company of Connecticut: - Bargh Replacement 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 an EPB Staff Memo, dated September 18, 2019.

**#1916 – 118 Shadow Ridge Road – Lot 37 – M. Kolutsov:** To install a fence proximate to wetlands and watercourses situated in the non-drinking water supply watershed of Ayres Brook/Rippowam River. The property lies along the east side of Shadow Ridge Road, just south of Wild Horse Road, and is identified as Lot 37, Account 001-2355, Card E-016, Map 83, Block 358, Zone R-10, and  $\pm 0.23$  Acres.

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

**#1917 – 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  $\pm 0.95$  Acres.

Reference is made to an EPB Staff Memo, dated September 16, 2019.

**#1918 – 11 Hedge Brook Lane – Lot 21 – Fairfield County Engineering for T. Sterling:** To install a sports court, patio, shed, drainage and other related features within the base floodplain and proximate to wetlands and watercourses situated in the drinking water supply watershed of the Mianus River (East Branch). The property lies along the west side of Hedge Brook Lane, just south of Riverbank Road, and is identified as Lot 21, Account 002-8976, Card W-001, Map 32, Block 398, Zone RA-1, and  $\pm 1.001$  Acres.

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

**In Attendance:** None

**Discussion:** Mr. Stone acknowledged the receipt of correspondence from Zvonko Barisic, P.E. (9/11/19), John Pugliesi, P.E. (9/17/19), John Pugliesi, P.E. (9/17/19), Wayne D'Avanzo, P.E., (9/13/19), Carolyn Giampe (9/16/19), Martin Kolitsov (9/5/19), Eric Sweet (9/12/19), and Wayne D'Avanzo, P.E. (9/11/19) granting the Board extensions of the decision deadlines for periods of sixty-five (65) days.

**Motion/Vote:** None

**Action Items:**

**#1914 – 38 Alma Rock Road – Lot 16 – J. Raab and C. Rabb:** To maintain a wood deck, fence and other related features constructed within close proximity to wetlands and watercourses situated in the non-drinking water supply watershed of Poorhouse Brook. The property lies along the south side of Alma Rock Road, approximately 480 feet west of High Ridge Road, and is identified as Lot 16, Account 000-2043, Card S-004, Map 36, Block 387, Zone-RA-1, and  $\pm 1.0014$  Acres.

Reference is made to an EPB Staff Agenda Summary Report, dated September 13, 2019.

**In Attendance:** None

**Discussion:** Mr. Talamelli summarized the application for the Board. He noted that the Agenda Summary Report was prepared by Environmental Analyst, Lindsay Tomaszewski. Mr. Talamelli reported that the applicant seeks the Board's permission to maintain a wood deck and fence that have been installed within close proximity to wetlands and watercourses without the prior written consent of the agency.

The affected property, which is located along the south side of Alma Rock Road, approximately 480 feet west of High Ridge Road, currently supports a single family dwelling, drive, walkways, fences, subsurface sewage system and other related features. The property is characterized by the presence of developed uplands to the north, a narrow intermittent watercourse to the east, and portions of both a large pond and a substantial wetland areas to the south. Wetlands situated in the western portions of the site support a more native collection of trees, shrubs and groundcovers. Wetlands to the east have been historically maintained as landscaped space. A review of available aeriels indicate that there has been little change in the condition of the vegetative cover since the early 2000's.

Given the scope and nature of the project, the applicant is expected to demonstrate that the impacts to resources, regulated areas, drainage, and water quality have been avoided or minimized. Mr. Talamelli stated that approximately 600 square feet of the non-watershed setback has been affected by the improvements in space that was historically maintained as lawn. There is no indication that any significant individual or groups of trees were removed or altered. The project engineer has reviewed the construction, determining that drainage patterns have remained essentially unchanged by the improvements, and that the placement of a deep layer of crushed stone under the deck effectively stores any potential increase in runoff. Given these factors, the project engineer has concluded that the proposed development will not adversely impact local drainage patterns or the adjoining properties. The Stamford Engineering Bureau has endorsed the conclusions of the drainage statement. Mr. Talamelli went on to note that no further site disturbance is expected, and that potential water quality impacts posed by the observed areas of erosion or a reduction of the vegetated buffer shall be offset with the placement of splash pads at drainage outfalls, the restoration of soil and groundcovers in the eroded space, and the installation of native landscaping. Although a certain number of plantings have already been provided by the owner, additional native landscaping shall be installed in select areas per the direction of EPB Staff. All landscaping shall be memorialized on a plan and maintained under the terms of a standard landscape maintenance agreement.

**Motion/Vote:** Upon a motion by Ms. Ley, and seconded by Ms. Tessier, the Board voted to **APPROVE** EPB Permit Application No. 1914 with the conditions outlined in the EPB Staff Agenda Summary Report, dated September 13, 2019.

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

**#1919 – 2949 Long Ridge Road – Plot A - Rock Rimmon Country Club, Inc.:** To construct a new tennis court, modify drainage, improve an existing driving range/practice tee, and conduct other related activities proximate to wetlands situated in the drinking water supply watershed of the Mianus River (East Branch). The property lies along the east side of Long Ridge Road, approximately 785 feet north of Old Long Ridge Road, and is identified as Plot A, Account 001-9366, Card E-193Z, Map 7, Block 403, Zone RA-2, and  $\pm 115$  Acres ( $\pm 32.3$  Acres in Connecticut).

Reference is made to an EPB Staff Agenda Summary Report, dated September 6, 2019.

**In Attendance:** Tom Ryder, Land Tech  
Robert Pryor, P.E., Land Tech  
David Fleury

**Discussion:** Ms. Fausty summarized the application for the Board. She reported that the applicant proposes to construct a new tennis court and parking areas, improve several existing tennis courts, a driving range, and practice tee, modify drainage, and implement other related improvements within close proximate to wetlands and watercourses. The property, which currently supports the golf and other recreational facilities associated with the Rock Rimmon Country Club, lies along the east side of Long Ridge Road, approximately 785 feet north of Old Long Ridge Road.

Ms. Fausty reported that in the proposed development envelope, the regulated areas consist of a large open water pond, wetland soil areas (both on and immediately adjacent to this property), and adjoining drinking water supply buffers ranging from 50 feet to wetlands and 100 feet to the open

water. The proposed activities generally affect previously disturbed space including areas that support an existing paved parking lot, tennis courts, manicured lawn, and/or managed turf areas associated with the existing greens and practice facilities. It was noted that portions of the existing paved parking lot shall be utilized for a new Hard-Tru tennis court, existing Hard-Tru tennis courts shall be renovated within their present envelopes, several additional parking spaces/drainage shall be constructed in adjoining lawn areas, and the existing green and practice facilities shall be regraded and stabilized with a more sustainable turf.

Ms. Fausty noted that approximately 24,260 square feet of the upland review area shall be affected by the proposal. Grade change shall be minimized, and significant individual or groups of trees shall be largely spared. The project engineer has confirmed that the development, given the de minimus change in impervious coverage, the absence of change to the existing drainage patterns, and the proposed drainage improvements/modifications, will not negatively impact, drainage, soils or the adjoining properties. Water quality concerns have been addressed with the submission of a temporary/permanent sediment erosion control plan, basins supporting deep sumps/outlet controls, a drainage system equipped with an oil separator, and the construction of a new stabilized scour hole/outlet. The new turf grasses added to the green/practice areas have been selected based on their ability to thrive with less irrigation and fewer applications of pesticides/fertilizer. Engineering Bureau Staff has offered no objection to the conclusions of the drainage and water quality response, study methodology, or design. A planting plan has been provided to both assist in the screening of the courts from abutters and enhance portions of the wetland setback affected by the court construction.

In response to a question by Ms. Tessier, Mr. Pryor reaffirmed that the new drainage outlet replaces and enhances the existing outfall to remedy observed erosion issues, diminish velocities, and assist in the collection of sands, silts, and debris prior to discharge.

Dr. Shemitz, Ms. Ley and Ms. Tessier led an extensive discussion concerning the project's potential for water quality impacts given the use, and the absence of a well-developed natural buffer along the pond's edge. The current proposal, which includes a three (3) feet in wide "limited mow area" along the pond's edge was deemed to be insufficient. As a result, the Board requested submission of revised planting/mitigation plan, subject to EPB Staff approval, that provides for the expansion of the buffer along the pond's edge based upon factors such as the expected levels of activity, the condition of soil, and slope, full planting details, and a comprehensive maintenance and mowing schedule. Maintenance requirements shall be enforced under the terms of a standard Landscape Maintenance Agreement.

**Motion/Vote:** Upon a motion by Ms. Ley, and seconded by Dr. Shemitz, the Board voted to **APPROVE** EPB Permit Application No. 1919 with an additional condition requiring submission of a revised planting mitigation that provides for an expanded pond buffer, further planting details, and an accounting of maintenance and cutting schedules, subject to the review and approval of EPB Staff.

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

**Site Plan Reviews:** None

**Subdivision Reviews:** None

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

**Other Business:** Mr. Talamelli provided a brief summary of the activities that the Staff is involved with outside of its typical regulatory role including, but not limited to, the development of the City's Drainage Manual, the creation of MS4 Regulations, review of revised Subdivision Regulations, creation of Standard Operating Procedures (SOP), development of By-Laws for operations of the EPB, and revision of both the "Inland and Watercourse Regulations" and "Flood Prone Area Regulations." Also, in the near future, Staff will be assembling its Capital Budget Proposal, and addressing the requirements of the Community Rating System (CRS) in advance of our annual recertification period.

**ADJOURN:**

**Adjourn the Regular Meeting of September 19, 2019:**

There being no further business, and upon a motion by Ms. Ley, and seconded by Mr. Romas, the Board voted to **ADJOURN** the Regular Meeting of September 19, 2019.

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

The meeting was adjourned at 8:27 PM.

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Gary H. Stone, Chairman  
Environmental Protection Board

Version 1: October 3, 2019  
Version 2: October 17, 2019