

**ENVIRONMENTAL PROTECTION BOARD
CITY OF STAMFORD
FINAL MINUTES OF THE MAY 19, 2022
REGULAR MEETING
CONDUCTED VIA INTERNET AND CONFERENCE CALL**

MEMBERS PRESENT:

Gary H. Stone, Chairman
Joseph Todd Gambino, Member
David J. Kozlowski, Alternate Member
Thomas C. Romas, Alternate Member
Stephen J. Schneider, Alternate Member

MEMBERS NOT PRESENT:

Dr. Leigh Shemitz, Member
Laura Tessier, Member

STAFF PRESENT:

Robert Clausi, Executive Director
Jaclyn Chapman, Environmental Analyst
Pamela Fausty, Environmental Analyst
Lindsay Tomaszewski, Environmental Analyst
Lesley Capp, OSS, Land Use Bureau

The meeting was called to order by Mr. Stone at 7:30 p.m. Seated for the meeting were Mr. Stone, Mr. Gambino, Mr. Kozlowski, Mr. Romas and Mr. Schneider.

Mr. Stone introduced the first item on the agenda.

➤ ***MINUTES:***

March 1, 2022 Special Meeting Draft Minutes:

The Board considered the minutes of the March 1, 2022 Special Meeting. Members present and eligible to vote were Mr. Stone, Mr. Gambino, Mr. Kozlowski and Mr. Schneider.

There were no comments or modifications recommended.

Motion/Vote: Upon a motion by Mr. Kozlowski and seconded by Mr. Gambino, the Board voted to **ACCEPT** the Special Meeting Minutes of March 1, 2022.

In Favor: Stone, Gambino Kozlowski and Schneider.
Opposed: None
Abstaining: None
Not Voting: None

March 17, 2022 Regular Meeting Draft Minutes:

The Board considered the minutes of the March 17, 2022 Regular Meeting. Members present and eligible to vote were Mr. Stone, Mr. Kozlowski and Mr. Romas.

There were no comments or modifications recommended.

Motion/Vote: Upon a motion by Mr. Kozlowski and seconded by Mr. Romas, the Board voted to **ACCEPT** the Regular Meeting Minutes of March 17, 2022.

In Favor: Stone, Kozlowski and Romas.
Opposed: None
Abstaining: None
Not Voting: None

April 21, 2022 Regular Meeting Draft Minutes:

The Board considered the minutes of the April 21, 2022 Regular Meeting. Members present and eligible to vote were Mr. Stone, Mr. Gambino and Mr. Schneider.

There were no comments or modifications recommended.

Motion/Vote: Upon a motion by Mr. Gambino and seconded by Mr. Schneider, the Board voted to **ACCEPT** the Regular Meeting Minutes of April 21, 2022.

In Favor: Stone, Gambino and Schneider.
Opposed: None
Abstaining: None
Not Voting: None

➤ ***APPLICATIONS & PERMITS:***

Acceptances/Extensions/Withdrawals:

#2021-21 - 9 West Bank Lane-Lot 10 - Frangione Engineering LLC representing Alfonso & Maria Tagliavia (Withdrawal): To install a new septic system within a special flood hazard area on property situated within the drinking water supply watershed of the Mianus River. The property is situated along the east side of West Bank Lane, 85 feet to the north of the intersection with West Glen Drive, and is identified as Lot 10, Account 002-4426, Card E-002, Map 101, Block 373, Zone RA-1 and is ± 1.0262 acres.

#2022-06 - 1528 Riverbank Road-Lot 12A - Redniss & Mead Inc. representing Helio & Lucia Lima (Extension): To construct a new single-family residence, new septic system, drainage, and other related improvements proximate to wetlands and watercourses on a property situated within the drinking water supply watershed of the Mianus River East Branch. The property is situated within a private community, approximately 260 feet to the north-northwest of the intersection of Riverbank Road and Long Ridge Road, and is identified as Lot 2, Account 004-3033, Card W-138A, Map 32, Block 399, Zone RA-2 and is ± 4.02 acres.

#2022-11 - 154 Pepper Ridge Road-Unit 7 - Mary Baliotti: Addition of 124 sq. ft. of new decking to an existing deck proximate to wetlands. Unit 7 is part of a residential condominium association of 14 units and is located in the southwest corner of the developed portion of the parcel. The property is located within the Toilsome Brook watershed and lies outside of the drinking water supply watershed. The property is located along the west side of Pepper Ridge Road, and identified as Unit 7, Account 004-2721, Map 98, Block 324, and Zone R-D.

#2022-12 - 9 West Bank Lane-Lot 10 - Robert Frangione, Frangione Engineering, LLC representing Alfonso & MariaTagliavia: To install a new septic system within a special flood hazard area on property situated within the drinking water supply watershed of the Mianus River. The property is situated along the east side of West Bank Lane, 85 feet to the north of the intersection with West Glen Drive, and is identified as Lot 10, Account 002-4426, Card E-002, Map 101, Block 373, Zone RA-1 and is ± 1.0262 acres.

Discussion: Mr. Stone acknowledged the receipt of the minimum information necessary to accept EPB Permit Application Nos. 2022-11 and 2022-12, the Withdrawal of EPB Permit Application No. 2021-21 and the Extension for EPB Permit Application No. 2022-06.

Motion/Vote: Upon a motion by Mr. Kozlowski and seconded by Mr. Gambino, the Board voted to **ACCEPT** EPB Permit Application Nos. 2022-11 and 2022-12.

In Favor: Stone, Gambino, Kozlowski, Romas and Schneider.
Opposed: None
Abstaining: None
Not Voting: None

Action Items:

#2022-05 - 105 Old Long Ridge Road-Lots 49, 50 & 51 - Andy Soumelidis, LANDTECH representing Giovanni's Country Market, LLC: To construct a new septic system partially within the floodplain on a property situated within the drinking water supply watershed of the Mianus River East Branch. The property is situated along the east side of Old Long Ridge Road, approximately 260 feet south of the intersection with Hunting Ridge Road, and is identified as Lots 49, 50, 51, Account 001-6181, Card E 018, Map 23, Block 397, Zone RA-1, and is $\pm .74$ Acres.

In Attendance: Andy Soumelidis, Professional Engineer & Principal, LANDTECH

Discussion: A summary of the application was offered by Ms. Fausty providing details of the project and impacts to the area from the work to be performed.

Mr. Stone asked the Board if there were any questions or comments; there was no response.

Mr. Stone then called for the applicant's representative and Mr. Soumelidis introduced himself as such.

Mr. Stone asked Mr. Soumelidis if he received the Agenda Summary Report and if there were any questions or comments.

Mr. Soumelidis responded he had reviewed the Agenda Summary Report and stated he was in agreement with the report.

Mr. Stone called for any comments from the public; there was no response.

Mr. Stone call for a motion from the Board.

Motion/Vote: Upon a motion by Mr. Kozlowski and seconded by Mr. Gambino, the Board voted to **APPROVE** EPB Permit No. 2022-05 with the 9 conditions outlined in the EPB Agenda Summary Report dated May 13, 2022 as there will be minimal environmental impact and subject to the review and approval of EPB Staff.

In Favor: Stone, Gambino, Kozlowski, Romas and Schneider.
Opposed: None
Abstaining: None
Not Voting: None

#2022-07 - 242 Old Long Ridge Road-Lots X-1 & Y-1 - Stephanie Becker: To renovate a structure with new patio, driveway, propane, drainage maintenance, and related features proximate to wetlands and watercourses on a property situated within the drinking water supply watershed of the Mianus River (East Branch). The property is situated along the west side of Old Long Ridge Road, at the intersection of Old Long Ridge Road and Shagbark Road, and is identified as Lot X-1 & Y-1, Account 004-0359, Card W-013, Map 23, Block 399, Zone RA-1, and is \pm 2.0014 Acres.

In Attendance: Bryan French, D'Andrea Engineering & Surveying, LLC

Discussion: A summary of the application was offered by Ms. Chapman providing details of the project and impacts to the area from the work to be performed.

Mr. Stone asked the Board if there were any questions or comments; there was no response.

Mr. Stone asked about Condition No. 12 with regard to sediment being cleaned out of the settling basin on a yearly basis or as needed to prevent wetland and watercourse impacts and asked Ms. Chapman if this was included in the plan.

Ms. Chapman stated it was not as Bryan French, the Project Engineer, felt this would be an issue due to the number of trees that could be damaged in the area and that the engineering feasibility would also be an issue.

Mr. Stone stated there is a potential concern to approve this application with not being able to comply with Condition No. 12 as presented in the Agenda Summary Report, which led to considerable discussion on modification of the language for Condition Nos. 4 and 12.

Mr. Stone then called for the applicant's representative and Mr. French introduced himself as such. Mr. French explained he came into the meeting late and missed the first part of the discussion on the basin and asked if he should comment with regard to the basin.

Mr. Stone asked if he heard about the proposed language for Condition Nos. 4 and 12; Mr. French responded, yes.

Mr. Stone asked Mr. Clausi to summarize what was discussed with regard to modifications of the language.

Mr. Stone asked Mr. French if he received the Agenda Summary Report and if there were any questions or comments.

Mr. French responded he had reviewed the Agenda Summary Report and was in agreement with the report.

Mr. Stone called for any comments from the public; there was no response.

Mr. Stone called for a motion from the Board.

Mr. Kozlowski asked for clarification as to the exact area being discussed, which was explained by Mr. French.

Motion/Vote: Upon a motion by Mr. Kozlowski and seconded by Mr. Romas, the Board voted to **APPROVE** EPB Permit No. 2022-07 with the 13 conditions outlined in the EPB Agenda Summary Report dated May 19, 2022 as modified, per the Board's discussion, to state that if a settling basin is installed as per Condition No. 4, then it will require yearly maintenance or as needed to prevent wetland and watercourse impacts and subject to the review and approval of EPB Staff.

In Favor: Stone, Gambino, Kozlowski and Romas.
Opposed: Schneider
Abstaining: None
Not Voting: None

#2022-08 - 373 Riverbank Road-Lot 2B-2-B - S.E. Minor & Co. representing George Ackert & Sopic Segal: To legalize a fenced in garden and planting beds proximate to wetlands and watercourses and construct a fence within regulated areas on a property situated within the drinking water supply watershed of the Mianus River East Branch. The property is situated along the east side of Riverbank Road, approximately 1,800 feet north of the intersection of Riverbank Road and June Road, and is identified as Lot 2B-2B, Account 004-2535, Card E 012B, Map 65, Block 394, Zone RA-2, and is \pm 8.13 Acres.

In Attendance: Lawrence Liebman, S.E. Minor & Company

Discussion: A summary of the application was offered by Ms. Tomaszewski providing details of the project and impacts to the area from the work to be performed.

Mr. Stone asked the Board if there were any questions or comments.

Mr. Schneider asked how this application came to the Board.

Ms. Tomaszewski stated that she noticed the garden on aerials photos as part of her review of a referral from the Building Department regarding the proposed pool. Not finding an approval for the garden in the EPB files, Ms. Tomaszewski then met with the homeowner and representatives from S.E. Minor onsite. During that meeting, the owner expressed their desire to install a combination deer/pool fence within and proximate to wetland and conservation easement areas, which is a regulated activity.

Mr. Stone then called for the applicant's representative and Mr. Liebman introduced himself as such.

Mr. Stone asked Mr. Liebman if he received the Agenda Summary Report and if there were any questions or comments.

Mr. Liebman stated he had reviewed the Agenda Summary Report and was in agreement with the report.

Mr. Stone called for any comments from the public; there was no response.

Motion/Vote: Upon a motion by Mr. Gambino and seconded by Mr. Kozlowski, the Board voted to **APPROVE** EPB Permit No. 2022-08 with the 11 conditions outlined in the EPB Agenda Summary Report dated May 13, 2022 which are satisfactory for EPB requirements and subject to the review and approval of EPB Staff.

In Favor: Stone, Gambino, Kozlowski, Romas and Schneider.
Opposed: None
Abstaining: None
Not Voting: None

- **SITE PLAN REVIEWS:** None.
- **SUBDIVISION REVIEWS:** None.
- **SHOW CAUSE HEARINGS/ENFORCEMENT:** None.
- **OTHER BUSINESS:** None.
- **ADJOURN:**

Motion/Vote: Upon a motion by Mr. Romas and seconded by Mr. Gambino the Board voted to **ADJOURN** the Regular Meeting of May 19, 2022.

In Favor: Stone, Gambino, Kozlowski, Romas and Schneider.
Opposed; None
Abstaining: None
Not Voting: None

Meeting adjourned at 8:15 p.m.

Gary H. Stone, Chairman
Environmental Protection Board