



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

February 17, 2023

To: Vineeta Mathur, Principal Planner
Land Use Bureau, Stamford

From: Robert Clausi, EPB Executive Director

Subject: Planning Board Subdivision Application #4046
29 Intervale Road and 131 & 139 Turn of River Road
TH1, LLC and HB Capital, LLC

The Environmental Protection Board considered the above-referenced subdivision application at its meetings on December 15, 2022 and January 19 & February 16, 2023. Of the five members who participated in the February meeting, the vote was four in favor (Stone, Shemitz, Gambino, and Kozlowski) and one opposed (Tessier) to offering no objection to the proposed eleven-lot subdivision, subject to the following recommended conditions of approval:

1. Submission for EPB staff review and approval of a standard Conservation Agreement based on the conservation easement area shown on Redniss & Mead plan "Site Development Exhibit – Sheet No. PSE-2.1" dated February 9, 2023. The applicant shall execute and file the approved agreement concurrently with the filing of the final subdivision map.
2. Conservation areas established under the terms of the Conservation Agreement shall be field staked with permanent markers concurrently with the filing of the final subdivision map. Iron pins and EPB approved conservation signage shall be installed along all property boundaries, turning points and at intervals of no less than 100 feet along continuous stretches of the conservation boundary prior to the filing of the final subdivision map. This condition shall be addressed prior to EPB endorsement of a building permit for any individual lot.
3. Site development shall not begin until a final set of plans is submitted. This plan set shall include a phased soil erosion and sedimentation control plan for review and approval by Environmental Protection Board Staff. The perimeter erosion controls along the southern limit of disturbance shall be set no more than 25 feet from the proposed footprints of the houses and patios once general cleanup of the site has been completed. (Note to appear on the Record Plan).
4. Final endorsement of the storm water management plan shall be obtained from the City of Stamford Engineering Bureau prior to commencement of site development.

5. Submission of a revised planting plan as developed by a qualified professional, which depicts the approved conservation easement area.
6. The approved wetland and buffer enhancement plantings shall be installed prior to EPB endorsement of a building permit for any individual lot.
7. The burial of any stumps, logs, brush, and construction debris is expressly prohibited. All fill deposited on the property shall be clean by nature, free of construction debris, wood lengths and other debris.
8. Bond or other acceptable surety for the installation of erosion controls, roadway drainage improvements, landscaping, and certifications to be filed with the Planning Board prior to the commencement of site development. An estimate shall be prepared by the developer and submitted to City staff for review and approval prior to bond submission.
9. All drainage and other engineered elements associated with the roadway shall be completed under the supervision of a Connecticut registered professional engineer/surveyor with an improvement location survey (surveyor) and written certifications (engineer) submitted to EPB staff prior to release of surety.
10. Submission of a standard City of Stamford drainage maintenance agreement to ensure the full and property function of all drainage structures associated with the roadway prior to release of surety.
11. All landscaping shall be implemented under the supervision of a qualified landscape professional with written certification submitted to EPB staff prior to return of surety.
12. Submission of a standard City of Stamford landscape maintenance agreement prior to return of surety.
13. A qualified professional shall be retained to design and implement a program to decompact (e.g., deep rip, scarify) compacted soil immediately around the constructed houses before final topsoiling and stabilization.

For your information, a copy of the EPB Supplemental Agenda Summary Report dated February 9, 2023 is attached.

Thank you for the opportunity to provide these comments.

Map References:

- Plans entitled “131 & 139 Turn of River Road and 29 Intervale Road, Stamford CT – Prepared for TH1, LLC & HB Capital, LLC” prepared by Redniss & Mead, Inc. – Site Development Plan (10/28/22) – Site Grading Plan – Site Sanitary & Drainage Plan – Sediment & Erosion Control Plan (2 sheets) – Notes & Details – Details (3 sheets) – Soil Data – Road Profile – certified by Teodoro Milone, CT PE #22563; and Property & Topographic Survey – Preliminary Subdivision Map – certified by Cesar J. Polonia, CT LS #70256 – dated January 5, 2023.

- “Planting Plan” prepared by William Kenny Associates, LLC, certified by William L. Kenny, CT LLA #664, dated October 26, 2022 and revised February 2, 2023.
- Plan entitled “Revised Site Plan Exhibit” prepared by Redniss & Mead, Inc. – dated February 3, 2023.
- Plan entitled “Site Development Exhibit – Sheet No. PSE-2.1” prepared by Redniss & Mead, Inc. – dated February 9, 2023.