

Clausi, Robert

From: Clausi, Robert
Sent: Monday, July 17, 2023 5:51 PM
To: Stone, Gary; Tessier, Laura; 'Dave Kozlowski'; Schneider, Stephen; Romas, Thomas; 'Leigh Shemitz'; J. Todd Gambino
Cc: Fausty, Pamela; Tomaszewski, Lindsay; Chapman, Jaclyn
Subject: Proposed intervention to cut down on violations committed by new homeowners
Attachments: EPB New Resident Welcome Letter 7-17-23.pdf; epb_permit_poster 7-14-23 edit.pdf

Dear Board members,

As I'm sure you are well aware, a significant percentage of wetland violations are committed by new homeowners who don't know they have wetlands and/or don't understand what they can and can't do in and around the wetlands. We ran into the same problem in Greenwich and came up with a letter we would send to new owners of properties containing or adjacent to wetlands and watercourses that seemed to help prevent some of these uninformed violations.

The attached letter is a Stamford version of the Greenwich letter that Gary, Cindy Anger from the Law Department, the Environmental Analysts, and I have come up with. The Assessor has kindly provided me with a list of the single-family sales since January and is willing to provide similar lists periodically going forward. Staff will check the GIS record against these lists to pull out the properties that should be sent a letter.

Most new homeowner violations involve wetlands and watercourses, while only a few involve clearing or another regulated activity confined completely in a conservation easement area not associated with wetlands and watercourses. I think this letter should be sufficient notice to owners of properties with wetlands/watercourses that also have conservation easements. A slightly different letter could be developed to send to properties that have conservation easements but no wetlands, but I'd suggest we start with the wetland letter and see how it goes (and how much it costs) for awhile first.

Let's discuss this at Thursday's meeting under Other Business.

Bob

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