

August 2, 2023

Planning Board Commission
Land Use Bureau
888 Washington Blvd
Stamford, CT 06904

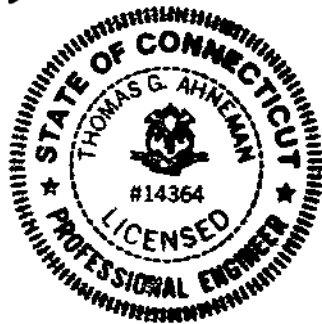
**RE: 76 Emerald Ln - Stamford, CT 06905
Easement Swap**

To whom it may concern:

Based on the second condition indicated on planning board certificate subdivision application number 3279 in 1984 recorded in book 2476 and page 53 and 54, the current owner of 76 Emerald Lane, Ajit Divaraniya, needs to file any changes to open space preserve with planning board and EPB.

The Environmental Protection Board has approved the site plan to propose a pool under EPB application #2022-24 with conditions to remove **8883** square feet from the conservation easement filed in map number 11467 and 11665 and add **8307** square feet of the wooded area of the property to the conservation easement. The third condition of the EPB permit mandates the proposed revisions to the conservation easement delineation as shown on the attached plans.

Very truly yours,



Thomas Ahneman, P.E.
Ahneman Kirby, LLC



City of Stamford

ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

July 31, 2023

To: Lindsey Cohen, Associate Planner
Land Use Bureau

From: Robert Clausi, EPB Executive Director 

Subject: Conservation easement boundary revision
76 Emerald Lane / Divaraniya

The Environmental Protection Board issued a permit in December 2022 authorizing construction of an in-ground pool, retaining wall, and pool fence at 76 Emerald Lane. During its deliberations, the EPB reviewed the history and current condition of the conservation easement and decided that taking the house and surrounding residential lawn areas that are not in the drainage easement out of the conservation easement in exchange for a substantially similar area of woods along the eastern property line would provide more long-term environmental benefits than would maintaining the *status quo*. The EPB further instructed the owner to obtain approval from the Planning Board prior to commencing construction of the pool, retaining wall, and pool fence.

EPB staff has reviewed the June 13, 2023, plan entitled "Proposed Site Plan" which has been submitted by Ahneman-Kirby, LLC in support of Ajit Divaraniya's request to revise the boundary of the conservation easement on his 76 Emerald Lane property. This plan is similar to a draft the EPB was shown and approved in concept in December. Staff therefore finds this proposed revision addresses the intent of the EPB to have a more viable easement area created on this property and supports this revision.

Thank you for the opportunity to provide EPB's position regarding this matter.

