

**ENFORCEMENT REPORT  
ENVIRONMENTAL PROTECTION BOARD**

**Date:** September 10, 2024

**Location:** 180 Riverbank Drive

**Owners:** Robert & Elizabeth Vitti

**Watershed:** Mianus River

**Account:** 000-0663

**Flood Map:** 09001C0502F (6/18/2010)

**Map/Block/Lot:** 56/394/D-10

**Flood Zone in Project Area:** X – Minimal Chance Flood

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**Reference**

- 2019 GIS image
- Septic plan prepared by D. Palladino & Son Septic Company, Inc.

**Proposed Regulated Activity**

Replace a collapsed septic tank.

**Property Description**

180 Riverbank Drive is a one-acre parcel developed with a single-family residence, driveway, and septic system. The lot slopes to the west, south, and east from a high point at the middle of the northern property line. There do not appear to be any wetlands on the subject property, but there is a watercourse on the adjacent property to the southwest (166 Riverbank Drive) and there appears to be a wetland in the level area surrounding the source of the brook in northern corner of that property.

**Issues/Discussion/Recommendation**

EPB staff reviewed an application made on August 22, 2024 to the Health Department and determined that formal EPB approval would be required to replace the collapsed septic tank at 180 Riverbank Drive since it is within the 100' wide upland review area of the watercourse on 166 Riverbank Drive. The October 17<sup>th</sup> meeting is the earliest an application for a permit could be approved by the Board<sup>1</sup>, so staff recommends the Board issue a "friendly" Order to Correct with the attached conditions to expedite elimination of this hazard.

The Cease and Desist Order sent to Mr. and Mrs. Vitti (and copied to the septic installer) on September 10<sup>th</sup> contained information about the Show Cause Hearing that will be held as part of the regularly scheduled EPB meeting on September 19, 2024. Mr. and Mrs. Vitti and their contractor will also be sent a copy of this report and the draft meeting agenda prior to the meeting.



Robert E. Clausi

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<sup>1</sup> Staff of the Connecticut Department of Energy & Environmental Protection's Land & Water Resources Division have told staff that the emergency approval provision of the EPB Regulations (section 4.5) is invalid. Once the revised EPB regulations are approved by the Board of Representatives, staff will have the ability to quickly resolve situations like this through the agent approval process.

**Order to Correct with conditions**  
**180 Riverbank Drive (Parcel ID 000-0663), Stamford CT**

1. The collapsed septic tank shall be replaced based on the D. Palladino & Son Septic Company, Inc. plan uploaded on August 22, 2024 to the City of Stamford OpenGov Permitting and Licensing online portal. If there is any significant change in the project design or scope, a revised plan shall be submitted for the review and approval by EPB staff prior to implementation.
2. A Contractor's Compliance Statement completed by the contractor engaged to perform the regulated activities shall be submitted to EPB staff no less than 48 hours prior to the start of work. ([https://stamfordct.seamlessdocs.com/f/contractors\\_compliance\\_statement](https://stamfordct.seamlessdocs.com/f/contractors_compliance_statement)).
3. Prior to the commencement of the septic repair, silt fencing shall be installed along the contour to the west of the septic repair area in order isolate the work zone and protect the wetland and watercourse.
4. All areas that are disturbed during implementation of the project shall be stabilized and restored to their pre-construction condition as approved and accepted by EPB staff.



## 180 Riverbank Drive 2019

The information displayed on this map is for general reference only.  
The data is not survey accurate. The City of Stamford assumes no legal  
responsibility for the information contained herein.  
Map printed 9/10/2024, City of Stamford.

0 25 50 100  
Feet



ZONE RA-1

Block No. 394

D-6

D-8



SEPTIC TANK REPLACEMENT

- \* COLLAPSED SEPTIC TANK
- X EMERGENCY REPLACEMENT

PLOT PLAN  
FOR  
RIVERBANK BLDG. CORP.  
STAMFORD, CONN.

**D. PALLADINO & SON SEPTIC CO. INC.**

SEPTIC TANK CLEANING & SEPTIC SYSTEM INSTALLATIONS  
125 OLD STUDIO ROAD, NEW CANAAN, CONN. 06840  
(203) 966-3349

ELIZABETH VITTI  
180 RIVERBANK DR.  
STAMFORD, CT