

**AGENDA SUMMARY REPORT
ENVIRONMENTAL PROTECTION BOARD**

APPLICATION: #2024-21, Andre Maier

DATE: November 14, 2024

LOCATION: 293 Rocky Rapids Road – Lot k-32

ZONE: RA-1

WATERSHED: Mianus River (East Branch)

AREA: ±1.675 Acres

ACCOUNT: 000-0113

CARD: W-012

BLOCK: 394

MAP: 48

FLOOD MAP & DATE: 09001C0363F, 6/18/2010

ZONE: X

WETLAND SOILS: Ridgebury, Leicester, Whitman soils extremely stony / Aquents

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REFERENCES:

- “Zoning Location Survey,” for Sylvia Maier & Andre Maier, 293 Rocky Rapids Road, Stamford, CT, by Gregory Kogan, LS 70112, Advanced Surveying, dated June 22, 2024.
- “Soil Report,” 293 Rocky Rapids Road, Stamford, CT, Steven Danzer CPSS 353463, dated June 4, 2024.

PROPOSAL: The applicant is proposing to replace and extend a fence within upland review areas.

Approximately 72 linear feet of upland review area will be altered by the proposed activities according to the applicant.

This application for permit was filed on October 9th, 2024, and ACCEPTED by the Board at its meeting held on October 17th, 2024.

Property Description: The property is situated along the north side of Rocky Rapids Road, approximately 800 feet east of the intersection of Rocky Rapids and Ridgecrest Roads.

The site is currently developed with a single-family residence, driveway, retaining walls, and dock.

Onsite wetlands are associated with an onsite pond. Water flows from a channelized brook, under the driveway to the western property line. Much of the onsite wetlands are grass with a few trees. The western portion of wetlands are rocky, vegetated with shrubs and deciduous trees. The lawn area is existing and there has been no encroachment based on available aerial photography.

The subject property lies within the public drinking water supply watershed of the Mianus River (East Branch). The Environmental Protection Board regulates an upland review area of 50 feet to wetlands and 100 feet to watercourses situated within the public drinking water supply watersheds. This property is not in a CT CEEP Natural Diversity Database area of concern.

ISSUES/DISCUSSION: The applicant seeks the board’s permission to replace and extend a fence within upland review areas. The applicant is expected to demonstrate that impacts to resources and regulated areas are avoided or minimized to the greatest extent possible. The applicant seeks to address these requirements as follows:

A zoning location survey with the proposed fence has been provided by the applicant in which approximately 72 square feet of the setback will be affected by improvements. The proposal will extend an existing privacy fence. New portion of the fence will be along the neighbor's driveway, just upslope of the wetlands. The previous owner confirmed the fence was existing and already in need of repair upon purchase in 2016. The work is not expected to have any sedimentation or erosion impact. Should there be unstable soils at the completion of work, they must be stabilized with seed and hay. Fence installation is not expected to involve the removal of any existing vegetation.



Figure 1: View from the driveway at the drain outlet looking northwest. Posts along the neighbor's driveway showing where the fence was rotten and collapsing. Existing fence still in place begins behind the shrub.

RECOMMENDATIONS: If the Board confirms that the proposed religious institution development will not have significant wetland impact, the Board may determine to **APPROVE** EPB Permit Application No. 2024-21 with the following conditions.

1. Work shall comply with the following plans and correspondence:
 - "Zoning Location Survey," for Sylvia Maier & Andre Maier, 293 Rocky Rapids Road, Stamford, CT, by Gregory Kogan, LS 70112, Advanced Surveying, dated June 22, 2024.
 - "Soil Report," 293 Rocky Rapids Road, Stamford, CT, Steven Danzer CPSS 353463, dated June 4, 2024.
2. Submission of a permit filing fee in the amount of \$65.00 within fifteen days of the decision's publication (on or about December 13, 2024).
3. "Permit Compliance Fee" in the amount of \$200.00 shall be filed with the Environmental Protection Board. The initial fee shall be submitted to the EPB prior to the start of any site activity and issuance of building permit. Subsequent fees shall be submitted on an annual basis on or before the anniversary of the permit's effective date until the project is satisfactorily completed. Said fee is required pursuant to Section 19 of the "Inland Wetland and Watercourse Regulations."

4. 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).
5. All disturbed areas shall be stabilized with topsoil, seed and mulch, sod or other suitable alternatives before the site will be considered in compliance with the regulations and the permit can be closed.

A handwritten signature in cursive script, reading "Lindsay Tomaszewski".

Lindsay Tomaszewski