

**ENVIRONMENTAL PROTECTION BOARD
CITY OF STAMFORD
MINUTES OF THE MARCH 21, 2013
SPECIAL MEETING**

Members Present:

Gary Stone, Chairman
Louis Levine, Member
Leigh Shemitz, Member
Peter Conetta, Member

Members Not Present:

Stephen Wayne, Alternate Member

Staff Present:

Richard H. Talamelli, Environmental Planner
Pam Fausty, Environmental Analyst

The Special Meeting, which was called to order by Chairman Stone at 1:02 PM, was held in Conference Room 7C, 7th Floor, Stamford Government Center, 888 Washington Boulevard, Stamford, Connecticut 06904-2152. The meeting was tape recorded.

MINUTES

Minutes of the February 21, 2013 Regular Meeting of the Environmental Protection Board:

The Board considered the minutes of the EPB's February 21, 2013 Regular Meeting. Upon a motion by Board Member Levine, the Board voted to **APPROVE** the Minutes of the February 21, 2013 meeting as presented.

In Favor: Stone and Levine.
Opposed: None
Abstaining: Conetta
Not Voting: None

Note: Board Member Shemitz joined the meeting immediately following the discussion and vote on the February 21, 2013 meeting minutes.

APPLICATIONS AND PERMITS

#1233 – Brown House Road – Lot A – City of Stamford – Rosa Hartman Park Renovation: To remove vegetation, reconstruct parking areas, construct drainage/utilities, landscape and install related facilities in and proximate to wetlands/watercourses situated in the non-drinking water supply

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watershed of the Southwest Shoreline. The property is located along the west side of Brown House Road, approximately 400 feet south of Selleck Street, and is identified as Lot A, List 002-5989, Card W-07Z, Zone P, Block 34 and ±13.7 Acres. Reference is made to an Agenda Summary Report, dated March 14, 2013.

In Attendance: None

Discussion: Staff Member Fausty summarized the application for the Board. She stated that that applicant proposes to implement parking, drive, drainage, landscape and other related improvements in and proximate to wetlands at the 13.7 acre parcel known as Rosa Hartman Park. The improvements, which will provide improved access and passive recreational opportunities on the property, is expected to affect approximately 75 square feet of wetlands and 21,866 square feet of the non-watershed buffer.

Staff concerns relating to soil and erosion control, long term wetland impacts, and drainage have been addressed with the provision of a detailed sediment and erosion control plan, a drainage mitigation proposal, and a professional developed planting enhancement plan. The drainage plans were recently reviewed and conditionally endorsed by Stamford Engineering Bureau Staff. Ms. Fausty noted that the drainage and mitigation proposals provide for the construction of “infiltration swales” and “rain gardens,” and the introduction of native shrubs/groundcovers to displace manicured surfaces, stabilize the soil, provide filtration, and/or enhance the overall conservation values of the parcel.

In response to a question by Board Member Levine, Ms. Fausty noted that larger trees expected to be impacted by the project are not significant, and that many show evidence of damage.

Motion/Vote: Upon a motion by Board Member Levine, the Board voted to **APPROVE** EPB Permit Application No. 1233 with the conditions outlined in the Agenda Summary Report, dated March 14, 2013.

In Favor: Stone, Levine, Shemitz, and Conetta.
Opposed: None
Abstaining: None
Not Voting: None

#1304 - 111 Four Brooks Road - Lot B-6 - R. Mirque: To construct a two (2) car garage, relocate septic tank, remove shed, install drainage and other related activities proximate to wetlands and watercourses situated in the non-drinking water supply watershed of the Rippowam River. The property lies along the east side of Four Brooks Road, approximately 500 feet south of Four Brooks Circle, and is identified as Lot B-6, List 001-5216, Card E-007, Block 377, Zone RA-1, and ±1.10 Acres.

#1305 - 531 Hunting Ridge Road - Lot 2 - JMMJ, LLC: To construct a garage and other related facilities proximate to wetlands and watercourses situated in the drinking water supply watershed of the Mianus River (East Branch). The property lies along the east side of Hunting Ridge Road, approximately 580 feet north of Foxwood Road, and is identified as Lot 2, List 002-9025, Card E-040, Block 401, Zone RA-1, and ±1.76 Acres.

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#1306 – Long Ridge Road - Parcel 1-R - GR Capital, LLC: To construct parking areas, retaining walls and other related facilities proximate to wetlands, watercourses and conservation easement areas situated in the non-drinking water supply watershed of the Rippowam River. The property lies along the west side of Long Ridge Road, approximately 550 feet south of Northwood Lane, and is identified as Parcel 1-R, List 001-0450, Block 375, Zone C-N, and ± 0.1152 Acres.

#1307 – 1086 Long Ridge Road - Parcel 2-R - GR Capital, LLC: To construct a commercial building, parking, retaining walls, drainage, a septic system and other related facilities proximate to wetlands, watercourses and conservation easement areas situated in the non-drinking water supply watershed of the Rippowam River. The property lies along the west side of Long Ridge Road, approximately 600 feet south of Northwood Lane, and is identified as Parcel 2-R, List 001-6407, Block 375, Zone C-N, and ± 0.6925 Acres.

#1308 - 777 Long Ridge Road - Lot 13 - GE Global Operations for Tishman Speyer: To install an emergency generator proximate to wetlands and watercourses and within the base floodplain of the Rippowam River (non-drinking water supply watershed). The property lies along the east side of Long Ridge Road, approximately 875 feet south of Loughran Avenue, and is identified as Lot 13, List 003-2661, 003-2660 and 001-5008, Card E-061, E-062 and E-063, Block 359, Zone C-D, and ± 16.987 Acres.

#1309 - 336/338 Courtland Avenue - Lot 1, 2, and A - City Realty, LLC: To demolish an existing building, construct a new commercial building, retaining walls, paved accessways, drainage, and other related facilities proximate to wetlands, watercourses and designated open space areas situated in the non-drinking water supply watershed of the Southwest Shoreline. The property is identified as Lots 1, 2 and A, List 004-1573, 004-1572 and 002-3806, Card W-059, W-058 and W-060, Block 304, Zone M-L, and ± 3.806 Acres.

#1310 - Wallenberg Drive - Lot R-32 - S. Klein: To construct a tennis court, bocce court, accessory building, drainage and other related facilities within a designated open space/conservation easement and proximate to wetlands situated in the drinking water supply watershed of the Mianus River. The property lies along the cul-de-sac of Wallenberg Drive, approximately 675 feet south of North Lake Drive, and is identified as Lot R-32, List 004-2937, Card E-004Z, Block 400, Zone RA-3, and 4.767 Acres.

Regarding EPB Applications No. 1304, 1305, 1306, 1307, 1308, 1309, and 1310, reference is made to an EPB Staff Memo, dated March 19, 2013.

In Attendance: R. Mirque

Discussion: Chairman Stone acknowledged the receipt of the minimum information necessary to initiate the permit application review process for EPB Applications No. 1304, 1305, 1306, 1307, 1308, 1309, and 1310.

Motion/Vote: Upon a motion by Board Member Conetta, the Board voted to **ACCEPT** EPB Permit Applications No. 1304, 1305, 1306, 1307, 1308, 1309, and 1310.

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In Favor: Stone, Levine, Shemitz, and Conetta.
Opposed: None
Abstaining: None
Not Voting: None

SITE PLAN REVIEWS:

SUBDIVISION REVIEWS:

ENFORCEMENT – STATUS REPORTS AND SHOW CAUSE HEARINGS:

OTHER BUSINESS:

ADJOURN:

Adjourn the Special Meeting of March 21, 2013.

There being no further business, the Board, upon a motion by Board Member Levine, voted to **ADJOURN** the Special Meeting of March 21, 2013.

In Favor: Stone, Levine, Shemitz, and Conetta.
Opposed: None
Abstaining: None
Not Voting: None

Meeting adjourned at 1:09 PM.

Gary Stone, Chairman
Environmental Protection Board

Minutes: Prepared from meeting notes taken by Richard H. Talamelli, Environmental Planner

03/29/13
04/03/13
04/05/13