

**ENVIRONMENTAL PROTECTION BOARD
CITY OF STAMFORD
MINUTES OF THE JULY 18, 2013
REGULAR MEETING**

Members Present:

Gary Stone, Chairman
Louis Levine, Member
Peter Conetta, Member
Bradford Spaulding, Alternate Member

Members Not Present:

Stephen Wayne, Alternate Member

Staff Present:

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

The Regular Meeting, which was called to order by Chairman Stone at 7:30 PM, was held in the Planning Board Conference Area, 7th Floor, Stamford, Government Center, 888 Washington Boulevard, Stamford, Connecticut, 06904-2152. The meeting was not recorded due to a failure of the recording device.

MINUTES

Minutes of the June 13, 2013 Special Meeting of the Environmental Protection Board:

The Board considered the minutes of the EPB's June 13, 2013 Special Meeting. Upon a motion by Board Member Conetta, the Board voted to **APPROVE** the Minutes of the June 13, 2013 Special Meeting as presented.

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

APPLICATIONS AND PERMITS

#1232 – 104 Westover Avenue – Lot 3 – M. and A Tutak: To maintain a fence, fill and other related facilities and implement certain restoration activities in and proximate to wetlands/watercourses situated in the drinking water supply watershed of the Mianus River. The property is located along the south side of Westover Avenue, approximately 1350 feet west of Westover Road, and is identified as Lot 3, List 002-4860, Card S-009Z, Zone RA-1, Block 366 and 4.07 Acres. Reference is made to an Agenda Summary Report, dated July 13, 2013.

104 Westover Avenue – Lot 3 – M. and A Tutak (Jurisdictional Ruling): Request for a jurisdictional ruling to confirm that certain operations and uses, including the installation of a duck shed, chicken and quail sheds, a shed purposed for the storage of equipment pertaining to the farming/agricultural operation, duck pond, vegetable garden, and certain pasture improvements, are "agricultural" or "farming" per Section 1-1(q) of the Connecticut General Statutes, and are therefore

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exempt from inland wetland jurisdiction. The property subject to this request is located along the south side of Westover Avenue, approximately 1350 feet west of Westover Road, and is identified as Lot 3, List 002-4860, Card S-009Z, Zone RA-1, Block 366 and 4.07 Acres. Reference is made to an Agenda Summary Report, dated July 13, 2013.

To ensure a full and proper presentation of issues, the Board considered both the applicant's request for jurisdictional ruling and the permit application concurrently.

In Attendance: William Kenny, William Kenny Associates
Agata Tutak
Anthony D'Ascoli
Zakhar Maymin
Zina Maymin
Robert McDonald

Discussion: Staff Member Fausty summarized the applications for the Board. Ms. Fausty noted that that both the request for jurisdictional ruling and permit have been pending before the Environmental Protection Board for several months. Plans, reports and extensive testimony have been provided by both the applicant and her consultants in support of these matters. Similarly, written statements and extensive testimony have been supplied by many of the abutters to highlight issues of importance and concern to the neighborhood. At the April 2013 meeting, the Board determined to defer from action on these matters to allow the applicant to prepare a final, comprehensive plan of development, and to address the remaining pertinent issues/concerns raised during the review process. Additional information included an accurate depiction of all final shed locations, the details of proposed bank/outlet stabilization measures, a statement from the Stamford Health Department confirming the application of minimum separating distances from animal shelters to wetlands/watercourses, and a statement from the Stamford Engineering Bureau confirming the conclusions of the submitted drainage impact analysis. Ms. Fausty reported that since this determination, the applicant has modified the project plans to show both rip rap blanket details and shed locations compliant with the pertinent health and zoning codes. The applicant has additionally secured statements from both Health Department and Engineering Bureau Staff confirming the submitted statement and design.

Following the introductory remarks by Staff, extensive discussion ensued between Board Members. Chairman Stone discussed the necessity of restricting the storage of gasoline, pesticides, fertilizers, and other potentially harmful chemicals from the spaces adjoining the wetlands and watercourses. Board Member Levine observed that the scope of the project and necessity of restoration would have been significantly lessened if the proper review procedures had been followed by the owner. Board Member Spaulding stated that the outstanding issues identified during the last meeting on this matter appeared to have been adequately addressed based on his reading of the submitted materials. Chairman Stone then opened the floor to discussion.

Anthony D'Ascoli of 693 River Road, Greenwich, Connecticut, noted that the applicant show little regard for the process by continuing behaviors that are contrary to the regulations and disruptive to the neighborhood including, but not limited to, the storage of construction equipment on the property, allowing water fowl and other animals to run, unrestricted, throughout the neighborhood, engaging in additional construction activities without proper building permits, and pumping surface waters from nearby water bodies for site irrigation. He noted that if they violate the statutes during the review process, what can the neighborhood expect if the applicants gain an approval. Mr. D'Ascoli further noted that the extensive tree clearing and topographic changes that have occurred on the parcel over the years have disrupted the hydrology of the regulated areas causing impacts upon the wetlands, the road, and adjoining properties. Finally, Mr. D'Ascoli asked the Board,

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to seek guidance from the Law Department, to further define the requirements of the statutes at they pertain to the “farming” or “agricultural” exemption.

Zina Maymin of 681 River Road, Greenwich, Connecticut, noted that she has lived in the neighborhood for a number of years and attributes an increase in street and property flood impacts to the activities occurring at 104 Westover Avenue. She reiterated her belief that the owners have little regard for the environmental, zoning and health regulations that all citizens are required to follow, and has little or no confidence that any restrictions applied by the Board will be complied with.

Zakhar Maymin of 681 River Road, Greenwich, Connecticut noted that the domesticated water fowl owned by the applicants run unabated throughout the neighborhood, and that their presence poses a threat to the qualities of waters in the area. He expressed his lack of confidence in the owner’s willingness to comply with any limitations or conditions imposed by the Board as part of any approval. He additionally asked the Board to defer action on this matter until additional guidance is gained on its interpretation of the “farming” or “agricultural” exemption.

Robert McDonald of 100 Westover Avenue, Stamford Connecticut raised the issue of liability should basements or property be adversely impacted by the development proposed by the abutters.

William Kenny, William Kenny Associates noted that the evaluation of these applications has been open and positive. The project was brought before a number of City Departments, areas of concern were identified, and the plans were adjusted per the direction of the reviewing agencies to ensure consistency with the pertinent regulations/codes. In regards to drainage, Mr. Kenny noted that educated and licensed professionals had analyzed the project, and established that the proposed activities would not negatively impact drainage. The submitted reports and certifying statements were independently verified by the City Engineer.

Extensive discussion ensued between Board Members.

Motion/Vote: Upon a Motion by Board Member Levine, the Board voted to issue a jurisdictional ruling **EXEMPTING** a duck shed, chicken and quail sheds, a shed purposed for the storage for equipment pertinent to the farm/agricultural operation, duck pond, vegetable garden, and certain pasture vegetation from regulation pursuant to Section III of the “Inland Wetland and Watercourse Regulation of the City of Stamford:

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

Upon a Motion by Board Member Levine, the Board voted to **APPROVE** EPB Permit Application No. 1232 with the conditions outlined in the Agenda Summary Report, dated July 13, 2013, amended to include a further restriction limiting the storage of potentially hazardous chemicals such as gasoline, fertilizer and pesticides in space adjoining the designated wetlands and watercourses.

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

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conduct soil remediation activities including excavation of a paved parking lot, and the removal and proper disposal of contaminated soils from known flood hazard areas and lands proximate to wetlands, watercourses and conservation easement areas situated in the non-drinking water supply watershed of the Southwest Shoreline. The property lies along the north side of West Broad Street, approximately 120 feet west of Washington Boulevard, and is identified as Lot A, List 002-3729, Card N-002, Block 264, Zone C-L and ± 2.55 acres. Reference is made to an EPB Agenda Summary Report, dated July 12, 2013.

In Attendance: Megan E. Baroni, Esq.
Arthur Morris, MS, LEP, Hygenix, Inc.

Discussion: Staff Member Fausty summarized the application for the Board. Ms. Fausty noted that the property is currently occupied by a commercial office building, parking garage, paved parking area and other related facilities. The property is bounded to the north by a reach of the Rippowam River, a narrow band of wetlands and a conservation/open space strip. Most of the parcel lies within the base floodplain. The applicant proposes to excavate and properly dispose of contaminated soils from portions of the existing paved parking lot. Note that the applicant has further determined to replace an existing, outdated oil/grit separator with a state of the art unit in the same location. Although approximately 2,200 square feet of the floodplain shall be impacted by the development, there are no wetland, watercourse, conservation area or regulatory buffer impacts anticipated. Identified concerns relating to sediment and erosion control, hydraulic impact, and final site stability has been addressed with the submission of detailed development and erosion control plans that provide for the use of temporary controls, the restoration of pre-construction grades, and the restoration of the asphalt parking surface. No hydraulic impacts are expected given the applicant's commitment to grade restoration. All remediation activities shall be conducted in accordance with the requirements and standards of the CT DEEP, and under the supervision of licensed environmental professionals.

Megan E. Baroni, Esq. and Arthur Morris, MS, LEP acknowledged the receipt of the Staff Agenda Summary Report and offered no objection to the stated conditions.

Motion/Vote: Upon a motion by Board Member Levine, the Board voted to **APPROVE** EPB Permit Application No. 1313 with the conditions outlined in the Agenda Summary Report, dated July 12, 2013.

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

#1314 – 635 Glenbrook Road – Lot 42 – Redniss and Mead for The Little Workers of Sacred Hearts of Jesus and Mary, Inc.: Construction of a gymnasium, drainage, and other related facilities within the base floodplain and proximate to wetlands situated in the non-drinking water supply watershed of the Norton River. The property lies along the east side of Glenbrook Road, approximately 500 feet north of Courtland Avenue, and is designated as Lot 42, List 002-6596, Card E-438, Block 314, Zone R-7.5 and ± 1.58 Acres. Reference is made to an EPB Agenda Summary Report, dated July 12, 2013.

In Attendance: Brian McMahon, P.E., Redniss and Mead
Jackie Olschan Kaufman, Esq., Sandak, Hennessey and Greco

Discussion: Staff Member Talamelli summarized the application for the Board. He noted that the

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property currently supports a school/church building, paved parking, access drive, recreational equipment, fences, walls and other related facilities. The parcel is characterized by the presence of gently to moderately sloping uplands, manicured wetlands, wooded wetlands, an intermittent watercourse, special flood hazard areas, and several moderately to large sized trees. The applicant proposes to construct a gymnasium, drainage, walkways, and other related facilities within the base floodplain, and proximate to the wetlands and watercourses. The applicant reports that although impacting approximately 7,100 square feet of the floodplain, the project will not affect any of the identified wetlands, watercourses, or buffer areas.

Staff Member Talamelli reported that potential development impacts affecting drainage, water quality, and flood heights/storage or exposing persons and property to unreasonable threats during the time of flood have been addressed by the applicant.

Mr. Talamelli noted that expected increases in peak flows shall be mitigated with the construction of structured drainage system consisting of area drains, roof drains, junction boxes, metering structures and a closed, subsurface detention system. The project engineer has provided documentation confirming a reduction in peak flows for each of the storms evaluated, and has stated that with proper implementation, the project will not result in adverse drainage impacts to neighboring properties or downstream drainage systems.

Mr. Talamelli further noted that the project engineer has provided a statement confirming that the development would have no impact on the flood elevation since it is located within an area of "ineffective flow" on the fringe of the overall floodplain. In addition, an analysis was submitted to address the issue of compensatory flood storage. The documents showed that flood storage gains would exceed losses by approximately 473 cubic feet. Losses are attributed to the placement of small building section, several piers, and fills/walls to reconcile grades along the building. Gains are linked to the demolition of existing walls/grading, particularly along the proposed arcade section of the new gymnasium.

Mr. Talamelli went on to note that the applicant addressed concerns relating to water quality by supplying a detailed sediment and erosion control plan, and drainage design plans that provide for deep sumps, outlet controls, level spreaders, and discharges to a shallow swale system that flows some 200 feet before entering the wetlands and watercourses.

Mr. Talamelli then reported that the project has been designed to exceed both FEMA's minimum requirements for elevation, and Stamford's more stringent Minimum Elevation Standard. All components have been sufficiently elevated and designed/certified in accordance with Section 7.1 of the Stamford Zoning Regulations ("Flood Prone Area Regulations of the City of Stamford) and are capable of withstanding the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood. It is important to note that the applicant applied for and secured a variance of Section 7.1.D.5 of the Stamford Zoning Regulations ("Flood Prone Area Regulation of the City of Stamford") to gain relief from the standards requiring a critical use/facility, such as a school, to be elevated or dry floodproofed to or above the level of the 500-year storm. Important considerations in the successful variance application included the longstanding school/church uses on the parcel, the building's location on the floodplain fringe, the higher elevation of the existing building's floors, and the availability of high and dry access to and from the parcel during the peak of the storm. In addition, Staff Member Talamelli further noted that a basic flood preparedness plan has been provided to identify potential flood hazards, identify the floodproofing measures incorporated into the building, define an assortment of measures necessary to reduce flood impacts, and establish a potential route of evacuation.

Mr. Talamelli ended his presentation with a description of the mitigative measures applied to the project. These measures include the removal of debris and "non-native" plant species from regulated areas, and the submission of a wetland mitigation/planting plan that provides for the removal of lawn from a portion of the wetlands, the creation of a coarse meadow, and the addition of numerous, conservation valued trees, shrubs and

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groundcovers to restore and enhance wetland function. Unspecified seasonal mowing/maintenance activities have been proposed to maintain the meadow environment.

In response to a question by Chairman Stone, Brian McMahon, Esq. confirmed receipt of the Staff Agenda Summary Report and offered no objection to the findings or recommendations contained therein. Jackie Olschan-Kaufman, Esq., provided the Board with a copy of the variance recently secured by the applicant to construct the addition to the minimum elevation standard.

Motion/Vote: Upon a motion by Board Member Levine, the Board voted to **APPROVE** EPB Permit Application No. 1314 with the conditions outlined in the EPB Staff Agenda Summary Report, dated July 12, 2013.

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

#1316 – 316 Erskine Road – Lot 2 – C. Johns and E. Coleman, Jr.: Installation of an emergency generator and propane tank within close proximity wetlands and watercourses situated in the drinking water supply watershed of the Mianus River. Access to the property lies along the east side of Erskine Road, across the road, and approximately 500 feet south of Gun Club Road, and is designated as Lot 2, List 003-2746, Card S-019B, Block 399, Zone RA-2 and 1.45± Acres.

#1317 – 101 Maltbie Avenue – Lot C – J. Rosell: Construction of first and second floor residential additions, implement certain renovations, remove an in-ground fuel storage tank, and install other related improvements in and/or proximate to wetlands, watercourses and designated flood hazard areas situated in the non-drinking water supply watershed of the Rippowam River. The property lies along the south side of Maltbie Avenue, approximately 1300 feet east of Long Ridge Road, and is designated as Lot C, List 000-2851, Card S-010, Block 359, Zone R-20, and 1.012± Acres.

#1318 – 133 Thornwood Road – Lot 60 – E. and E. Klosz: Installation of an emergency generator and propane tanks in and/or proximate to wetlands, watercourses and known flood hazard areas situated in the drinking water supply watershed of the Rippowam River. The property lies along the east side of Thornwood Road, approximately 625 feet south of Bittersweet Lane, and is designated as Lot 60, List 000-9721, Card E-012, Block 190, Zone RA-1 and 1.255± Acres.

#1319 – 97 Erickson Drive – Lot 5 – J. DiBuono: Construction of a deck and other related features proximate to wetlands, watercourses situated in the drinking water supply watershed of the Mianus River (East Branch). The property lies along the north side of Erickson Drive, approximately 1200 feet west of Hunting Ridge Road, and is designated as Lot 5, List 002-2466, Card N-11Z, Block 393, Zone RA-1, and 1.1489± Acres.

Reference is made to EPB Staff Memos, dated July 11, 2013 (#1316-17) and July 17, 2013 (#1318-19).

In Attendance: None

Discussion: Chairman Stone acknowledged the receipt of the minimum information necessary to initiate the permit application review process for EPB Permit Applications No. 1316, 1317, 1318 and 1319.

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Motion/Vote: Upon a motion by Board Member Conetta, the Board voted to **ACCEPT** EPB Permit Applications No. 1316, 1317, 1318 and 1319.

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

SITE PLAN REVIEWS:

SUBDIVISION REVIEWS:

ENFORCEMENT – STATUS REPORTS AND SHOW CAUSE HEARINGS:

OTHER BUSINESS:

457 Westover Road – Lot 34 – P. Pirri – Modification of EPB Permit No. 2045: Modification of an existing EPB Permit to maintain alternative pond bank stabilization measures. The parcel is located along the east side of Westover Road, approximately 1000 feet north of Bartina Lane, and is identified as Lot 2, Card E-034, List 000-4170, Zone RA-1, Block 368 and 1.071± Acres. Reference is made to an EPB Staff Memo, dated July 13, 2013.

In Attendance: Dean Martin, P.E., Grumman Engineering

Discussion: Staff Member Fausty summarized the modification proposal for the Board. Ms. Fausty reported that in 2001, the EPB approved Permit Application No. 2045 to allow for the reconstruction and stabilization of pond banks at a property situated at 457 Westover Road. The approved measures included the creation of sloping embankments and the installation of certain landscape enhancements. A subsequent submission of as-built plans and written certifications showed that along portions of the pond, stone retaining walls were constructed in lieu of the sloping embankments and that certain landscape enhancements remained incomplete.

In April 2013, the owner sought a modification of permit to maintain the alternative slope stabilization measures implemented on the parcel. At the meeting, Board Members noted that the alternative construction resulted in a reduction in the overall width of the plantable space between the drive and pond, therefore reducing the ability of the area to filter runoff and otherwise offset potential development impacts. The Board further noted that alternative actions, including the relocation of stone block curbing and the installation of additional native landscaping may be available to the applicant. Accordingly, the Board voted to deny the proposed modification of EPB Permit No. 2045, based on a finding that the proposed mitigation was inadequate, and that alternative actions may be available to enhance environmental quality or limit detrimental effects.

Ms. Fausty stated that the applicant has revised the proposal to specifically address the Board's concerns. She noted that the plan has been amended to include provisions for an extended curb and a revised planting plan that significantly increased the quantity and quality of conservation valued plantings adjacent to the pond and pond outlet.

Dean Martin acknowledged the receipt of the agenda summary report, and offered no objection to the findings recommendations contained therein.

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Board Member Levine acknowledged the improvements to the plans and confirmed his believe that the plan appropriately mitigates potential impacts associated with the alternative development scheme.

Motion/Vote: Upon a motion by Board Member Levine, the Board voted to **APPROVE** the proposed modification of Permit No. 2045 with the conditions outlined in the EPB Staff Agenda Summary Report, dated July 13, 2013.

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

#2509 – Wallenberg Drive – Lot 36 – P. Levine: Request to extend the effective period of EPB Permit No. 2509 for one (1) year. The permit allows for the construction of a single family dwelling and associated facilities in and/or proximate to wetlands, watercourses and designated Conservation Areas situated in the drinking water supply watershed of the Bargh Reservoir/Mianus River. The property lies along the east side of Wallenberg Drive, approximately 575 feet south of South Lake Drive, and is identified as Lot 36, List 003-7996, Card E-002, Block 400, Zone RA-3, 2.13 Acres. Reference is made and EPB Memo, dated July 11, 2013.

In Attendance: None.

Discussion: Staff Member Talamelli acknowledged the receipt of a letter from Edward V. O’Hanlon, Esq., Robinson and Cole, dated June 17, 2013. Mr. Talamelli noted that following a review of the file, it was determined that the request has been submitted in accordance with Section 7.4 of the Regulations, that there were no reported violations on the property, that the permit was legally issued, and that conditions have not changed as to warrant a reevaluation. Accordingly, Staff recommended that the Board approve this extension request for a period of one (1) year until August 2, 2014.

Motion/Vote: Upon a motion by Board Member Spaulding, the Board voted to **APPROVE** extensions of the effective period of EPB Permit No. 2509 for a period of one (1) year until August 2, 2014.

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

#1109 - 74 Research Drive – Revised Parcel “HR”- White Birch Capital Partners, LLC: Proposed transfer of permit from White Birch Capital Partners, LLC to Barnes Realty, LLC. The permit was issued to construct material storage bins, ramps and other related facilities within the base floodplain of the Noroton River. The property lies along the east side of Research Drive, approximately 1000 feet north of Glenbrook Road, and is identified as Revised Parcel “HR”, List 000-5489, Card E-004, Zone M-G, Block 319, and ±16,867 square feet. Reference is made to an EPB Staff Memo, dated July 10, 2013.

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In Attendance: None

Discussion: Staff Member Talamelli reminded the Board that the parcel had been the subject of a prior enforcement action, and that the transfer of permit was the initial step in the process to bring the site into compliance. He further noted that progress had been made on the property to define limits of disturbance and establish/maintain the necessary erosion controls until a necessary permit modification request is prepared and evaluated.

Motion/Vote: Upon a motion by Board Member Conetta, the Board voted to **APPROVE** the transfer of EPB Permit No. 1109 from White Birch Capital Partners, LLC to Barnes Realty, LLC.

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

56 Mather Road – Lot 4 – Redniss and Mead for R. and A. Zissis: Permit modification request to allow for the installation of two (2) two underground propane tanks, a relocated pool equipment pad, and alternatively sized and/or configured detached garage, in-ground pool and driveway. The permit allowed for the construction of residential additions, a detached garage, in-ground pool, drainage and other related facilities within the base floodplain of the Rippowam River, and proximate to designated wetlands and watercourses. The subject property, which lies within a drinking water supply watershed, is situated along the north site of Mather Road, approximately 750 feet east of Woodbine Road, and is identified as Lot 4, List 001-3388, Card N-004, Block 190, Zone RA-1 and 1.02 Acres. Reference is made to an EPB Staff Memo, dated July 12, 2013.

In Attendance: Brian McMahon, P.E., Redniss and Mead

Discussion: Staff Member Talamelli summarized the permit modification request for the Board. As background, he noted that in November 2011, the Environmental Protection Board approved a permit to allow construction of certain residential additions, a detached garage, in-ground pool, drainage, walls, fences and other related facilities within the base floodplain of the Rippowam River and proximate to the designated wetlands and watercourses.

Under this modification request, the applicant proposes to install two (2) two underground propane tanks, and to construct a relocated pool equipment pad, and an alternatively sized and/or configured detached garage, in-ground pool and driveway. To ensure consistency with both the permit and pertinent environmental regulations, the applicant has confirmed that the total area of impact, the magnitude of grade change and total vegetation loss remained essential unchanged from that outlined on the permit plans, that the proposed drainage system continues to reduce the peak rates of runoff for all storms below the pre-construction limits, and that proposed water quality shall continue to be preserved/enhanced given the use of erosion controls, basins with outlet controls, "rain gardens", tank removals, postings and other related improvements. Mr. Talamelli further noted that the project continues to comply with the hydraulic impact and flood storage thresholds outlined in the regulations. Although the "footprint" of the garage shall be expanded, the project engineer/architect has confirmed consistency with the structural and hydrostatic relief requirements of the flood regulations. The new pool equipment pad remains sufficiently elevated, and the new underground propane tanks have been designed in accordance with the flood regulations and are capable of withstanding the flood depths, pressures, velocities impact and other forces associated with the 500 year storm.

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In response to a question by Chairman Stone, Brian McMahon, P.E., Redniss and Mead acknowledged the receipt of the Staff Memo, and offered no objection to the requirements contained within.

Motion/Vote: Upon a motion by Board Member Levine, the Board voted to **APPROVE** the proposed modification of EPB Permit No. 1125 with the conditions described in the EPB Staff Memo, dated July 12, 2013.

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

ADJOURN:

Adjourn the Regular Meeting of July 18, 2013.

There being no more business, the Board, upon a motion by Board Member Levine, voted to **ADJOURN** the Regular Meeting of July 18, 2013.

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

Meeting adjourned at 8:44 PM.

Gary Stone, Chairman
Environmental Protection Board

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