

**ENVIRONMENTAL PROTECTION BOARD  
CITY OF STAMFORD  
MINUTES OF THE AUGUST 15, 2013  
REGULAR MEETING**

**Members Present:**

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

**Members Not Present:**

Peter Conetta, Member  
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, 7<sup>th</sup> Floor, Stamford, Government Center, 888 Washington Boulevard, Stamford, Connecticut, 06904-2152. The meeting was recorded.

**MINUTES**

**Minutes of the July 18, 2013 Regular Meeting of the Environmental Protection Board:**

The Board considered the minutes of the EPB's July 18, 2013 Regular Meeting. Upon a motion by Board Member Levine, the Board voted to **APPROVE** the Minutes of the July 18, 2013 Regular Meeting as presented.

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

**APPLICATIONS AND PERMITS**

**#1315 – Haviland Road – Parcel 1 – Sunset Holdings, LLC.:** To construct a new single family dwelling, drainage, drive, septic system and other related facilities in and/or proximate to a designated open space preserve/conservation areas situated in the non-drinking water supply watershed of Haviland Brook. The property lies along the south side of Haviland Road, approximately 1200 feet east of Hunting Ridge Road, and is designated as Parcel 1, List 004-0979, Card S038, Block 392, Zone RA-1, and  $\pm$ 1.23 Acres. Reference is made to an EPB Agenda Summary Report dated August 8, 2013.

**In Attendance:** Harry Webski, Sunset Holdings, LLC.  
John Pugliesi, P.E., E.J. Frattaroli, Inc.

**Discussion:** Staff Member Fausty summarized the application for the Board. Ms. Fausty noted that

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the parcel was established as part of a three (3) lot subdivision approved by the Planning Board in 1989. Although devoid of wetlands, watercourses and other similar resources, the property was encumbered with a conservation easement to both preserve stone walls and many of the larger trees situated along the site perimeter and accommodate a detention basin necessary to mitigate anticipated storm water impacts. The applicant seeks the Board's permission to construct a new single family dwelling, drive, septic, drainage and other related facilities on the parcel. She noted that portions of the overall storm water management system, including the detention basin, piping, outlet structure, and associated rip rap, shall affect approximately 3,200 square feet of the Conservation Easement Area.

Identified concerns relating to general resource impact, water quality, and drainage have been addressed with the submission of a detailed site development plan that provides for the application of important tree protection measures, the use of temporary and permanent erosion controls, installation of drainage structures having suitable outlet controls, a septic system designed in accordance with the relevant regulations/codes, and the construction of a drainage system that collects and successfully mitigates storm water impacts prior to discharge. The drainage and septic systems have gained a preliminary endorsement of both the Engineering Bureau and Health Department. Ms. Fausty went on to note that a mitigation plan, appropriate for the site and circumstances of the application, has been provided by the applicant. The plan provides for the installation of conservation signage along the limits of the conservation easement, and the implementation of a planting plan to mitigate for tree loss, filter runoff, and improve both the conservation and screening values of the property.

John Pugliesi, P.E., 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. 1315 with the conditions outlined in the Agenda Summary Report, dated August 8, 2013.

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

**1316 – 316 Erskine Road – Lot 2 – C. Johns and E. Coleman, Jr.:** To install 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. Reference is made to an EPB Agenda Summary Report, dated April 14, 2012 (August 14, 2013).

**In Attendance:** None

**Discussion:** Staff Member Fausty described the application for the Board. The property currently supports a single family dwelling, drive, septic, drainage and other related facilities, and is characterized by the presence of a moderately sized open water pond, wetlands, watercourses and a designated open space/conservation easement area. Ms. Fausty noted that the applicant seeks the Board's permission to install an emergency generator and three (3) propane tanks proximate to the pond, wetlands and watercourses. Approximately 24 square feet of the upland review area shall be impacted. Areas affected by the development have historically been maintained as lawn or other developed space. Little or no land disturbance is expected, and no additional control measures or mitigation activities

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appear warranted.

**Motion/Vote:** Upon a motion by Board Member Levine, the Board voted to **APPROVE** EPB Permit Application No. 1316 with the conditions outlined in the EPB Staff Agenda Summary Report, dated April 14, 2012 (August 14, 2013)

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

**#1320 – 82 Westover Avenue – Lot 1 – K. Faulkner:** To install an emergency generator and two (2) propane tanks within wetlands on property situated within the drinking water supply watershed of the Mianus River. The subject property lies along the south side of Westover Avenue, approximately 900 feet west of Westover Road and is identified as Lot 1, List 001-3350, Card S-006, Zone RA-1, Block 366, and 1.2788 Acres.

**#1321 – 579 Erskine Road – Lots C, D, E and F – Star Meadow Ranch, LLC:** To maintain fill in and proximate to wetlands and watercourses, and to create an off-setting greater area of wetlands on property situated within the drinking water supply watershed of the Mianus River/Bargh Reservoir. The property lies along the west side of Erskine Road, just north of its intersection with Bentwood Drive, and is identified as Lots C, D, E and F, List 002-3572, Card N-045, Block 400, Zone RA-3, and ±101.013 Acres.

**#1322 – 135 Mulberry Street – Lots 10-11, Y. C. Ramos:** To relocate an existing driveway proximate to wetlands and watercourses situated in the non-drinking water supply watershed of the Noroton River. The property lies along the north side of Mulberry Street, approximately 480 feet east of Ridgeway Street, and is identified as Lots 10-11, List 000-2764, Card N-037, Block 328, Zone R-7.5, and ±0.29 Acres.

**#1323 – 139 Mulberry Street – Lots 8-9, Redniss and Mead, Inc. for H. Sandoval:** To demolish an existing single family dwelling, and construct a new single family dwelling, drive, drainage, utilities, and other related facilities in and proximate to wetlands and watercourses situated with the non-drinking water supply watershed of the Norton River. The property lies along the north side of Mulberry Street, approximately 530 feet east of Ridgeway Street, and is identified as Lots 8-9, List 002-4908, Card N-038, Block 328, Zone R-7.5, and ±0.292 Acres.

Reference is made to EPB Staff Memos, dated August 12, 2013.

**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. 1320, 1321, 1322 and 1323.

**Motion/Vote:** Upon a motion by Board Member Spaulding, the Board voted to **ACCEPT** EPB Permit Applications No. 1320, 1321, 1322 and 1323.

In Favor: Stone, Levine, and Spaulding.

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Opposed: None  
Abstaining: None  
Not Voting: None

**SITE PLAN REVIEWS:**

**SUBDIVISION REVIEWS:**

**#4007 – 35 Berrian Road – Lots 4 and 5 - B. and H. Miloslavsky:** To subdivide an existing 1.1727 acre parcel into four (4) lots capable of supporting residential development. Reference is made to an EPB Staff Agenda Summary Report, dated August 10, 2013.

**In Attendance:** Ray Mazzeo, P.E., Redniss and Mead. Inc.

**Discussion:** Staff Member Fausty summarized the subdivision proposal for the Board. She noted that the site is currently comprised of two (2) existing parcels, each of which supports a single family dwelling, drive, walkways, sanitary sewer, public water, and other related facilities. Although wetlands and special flood hazard areas occupy properties to the south, the parcels subject to the subdivision do not support regulated areas. On-site resources include stone walls, several individual trees of value, and a block of woodland, situated primarily in the southern and western reaches of the property.

The applicant proposes to subdivide the two (2) existing parcels into four (4) lots capable of supporting residences, drives, drainage and other related facilities. The applicant has provided plans, reports and other pertinent documents to address the basic test applied to subdivisions, meaning that the subdivision is technical feasible, complements the land and is not the product of extraordinary measures, supports adequate living space, reasonably protects natural resources, and is consistent with City regulations/[policies pertain to conservation/open space, water quality, streetscape, etc. Ms. Fausty stated that the applicant successfully addressed these matters by confining development to gently to moderately sloping uplands and/or in areas previously affected by development, providing an assessment/ mitigation plan to confirm the absence of drainage impact, and supplying a preliminary sediment and erosion control plan. It was noted that the Engineering Bureau has endorsed the preliminary plan and report. An arborist developed recommendations to preserve and further the good health of trees of value. Recommended actions have been incorporated into the preliminary design plans. To protect trees, screen abutters, and address the open space needs of the community, a block of woodland has been established as an open space/conservation easement. It was further noted that a landscaping plan has been supplied to enhance the streetscape, further the conservation values of the property, and/or provide additional between residences.

Ray Mazzeo, P.E., Redniss and Mead acknowledged the receipt of the Staff Agenda Summary Report, and offered no objection to the stated recommendations/conditions.

**Motion/Vote:** Upon a motion by Board Member Levine, the Board voted to **OFFER NO OBJECTION** to Subdivision Application No. 4007 with the conditions outlined in the EPB Agenda Summary Report, dated August 10, 2013.

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

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**#4009 – 1857 Newfield Avenue – Lot B – The Greyrock Companies, LLC:** To subdivide an existing 4.3 acre parcel into three (3) lots capable of supporting residential development. Reference is made to an EPB Staff Agenda Summary Report, dated August 9, 2013.

In Attendance: Leonard C. D’Andrea, Inc., Rocco V. D’Andrea, Inc.  
Jerry Effren, Greyrock Properties.

**Discussion:** Staff Member Fausty summarized the application for the Board. She noted that the Environmental Protection Board reviewed a near identical subdivision in 2011. However, the applicant neglected to file the required map on the Stamford Land Records in the time frame permitted, therefore nullifying the Planning Board’s approval. The parcel currently supports a single family dwelling, detached garage, in-ground pool and other related facilities, and is characterized by manicured uplands, a narrow pocket wetland, and many large trees. The applicant proposes to subdivide the parcel into three (3) lots capable of supporting three (3) single family dwellings, septic, drainage, and other related features. It was noted that the sites are serviced by public water and natural gas. Ms. Fausty noted that the applicant has resolved important technical issues relating to subdivision by demonstrating the absence of impact upon drainage, soils and abutting parcels, confirming septic feasibility, minimizing impacts upon the existing character of the land, and providing a detailed sediment and erosion control plan. Preliminary Health Department and Engineering Bureau endorsements have been secured. To address the resource and conservation needs of both the property and community, the applicant has determined to provide a conservation easement for wetlands, non-watershed buffers, and certain perimeter areas to preserve large trees, and provide a measured screen between properties. In addition, plantings have been supplied to better define the limits of the wetland buffer, improve screening, and/or enhance the overcall conservation values of the property.

**Motion/Vote:** Upon a motion by Board Member Levine, the Board voted to **OFFER NO OBJECTION** to Subdivision Application No. 4009 with the conditions outlined in the EPB Agenda Summary Report, dated August 9, 2013.

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

**ENFORCEMENT – STATUS REPORTS AND SHOW CAUSE HEARINGS:**

**OTHER BUSINESS:**

**ADJOURN:**

**Adjourn the Regular Meeting of August 15, 2013.**

There being no more business, the Board, upon a motion by Board Member Levine, voted to **ADJOURN** the Regular Meeting of August 15, 2013.

In Favor: Stone, Levine, and Spaulding.  
Opposed: None

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Abstaining: None  
Not Voting: None

Meeting adjourned at 7:40 PM.

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Gary Stone, Chairman  
Environmental Protection Board

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