

**ENVIRONMENTAL PROTECTION BOARD  
CITY OF STAMFORD  
APPROVED MINUTES OF THE JANUARY 16, 2014  
REGULAR MEETING**

**Members Present:**

Gary Stone, Chairman  
Louis Levine, Member  
Peter Conetta, Member  
Stephen Wayne, Alternate Member  
Bradford Spaulding, Alternate Member  
Nathanial Bowler, Alternate Member

**Members Not Present:**

None

**Staff Present:**

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

The Regular Meeting, which was called to order by Chairman Stone at 7:34 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.

Prior to the discussion of specific agenda items, Chairman Stone welcomed Nathanial Bowler to the Board. Mr. Bowler will be serving the EPB as an alternate member. The Chairman noted that given the fact that Mr. Bowler had not received copies of the pertinent agenda information in advance of the meeting, it was not reasonable to expect him to vote on the matters before the Board this evening.

**MINUTES**

**Minutes of the December 19, 2013 Regular Meeting of the Environmental Protection Board:**

The Board considered the minutes of the EPB's December 19, 2013 Regular Meeting. No changes or alterations were discussed or recommended. Accordingly, upon a motion by Board Member Levine, the Board voted to **APPROVE** the Minutes of the December 19, 2013 Regular Meeting as presented.

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

**APPLICATIONS AND PERMITS**

**#1325 – 247 Chestnut Hill Road – Lots 3A/5 – K. Hoyt-Topalian:** Construction of garage, kitchen and dining room additions within close proximity to wetlands and watercourses situated in the non-drinking water supply watershed of Haviland Brook. The property lies along the north side of Chestnut Hill Road, approximately 425 feet east of West Haviland Lane, and is designated as Lots 3A and 5, List 002-3930, Card N-012, Block 392, Zone RA-1 and ±0.88 Acres. Reference is made to an EPB Staff Memo dated January 14, 2014.

**In Attendance:** None

**Discussion:** Chairman Stone acknowledged the receipt of written correspondence from the owner's agent (Giancola, 1/9/14) withdrawing EPB Permit Application No. 1325 from further consideration.

**Motion/Vote:** None

**#1329 - 285 Haviland Road - Plot A - B. and R. McInerney:** To construct an in-ground pool, raise walls, modify a deck, and install other related facilities proximate to designated wetlands and conservation areas situated in the non-drinking water supply watershed of Haviland Brook. The subject property lies along the east side of Haviland Road, approximately 630 feet north of Cross Country Trail, and is identified as Plot A, List 002-5695, Card N018, Block 391, Zone RA-1, and ±3.27 Acres (Exclusive of Accessway). Reference is made to an EPB Agenda Summary Report, dated January 9, 2014.

**In Attendance:** Joseph Risoli, P.E.  
Phil Spadaro

**Discussion:** Staff Member Fausty summarized the application for the Board. Ms. Fausty noted that over the last thirty (30) years, the property has been the subject of numerous applications before the Environmental Protection Board, including the subdivision that created the parcel, and specific permits to allow a pond dredging, construction of a new single family dwelling, and installation of both a generator and wall extension. Under these prior applications, valued resources have been mapped, proposals have been analyzed, and extensive mitigative measures have been applied to the parcel including a conservation easement, conservation planting and demarcation features.

Under the current application, the owner seeks permission to construct an in-ground pool and other related facilities proximate to the designated wetlands and conservation areas. Implementation will necessitate modification of an existing deck, elevation of portions of a stone, and grading. All new development shall be confined to the developed yard space authorized under the prior permits. Approximately ninety (90) square feet of the upland review area shall be impacted by the proposed development.

Identified concerns relating to general resource effects, water quality, drainage and wall impact have been addressed with the submission of a detailed site development plan that confines the project to previously developed space, an erosion control plan to mitigate potential water quality impacts, and engineer's statement that confirms the absence of impact upon drainage and abutting parcels, and

**Minutes**  
**Environmental Protection Board**  
**Regular Meeting of January 16, 2014**  
**Page 3**

an engineer's analysis confirming that the additional fill, placed against the existing stone wall, will not comprise the integrity of the structure. A planting plan has additionally been supplied to further stabilize and enhance the space between the developed uplands and the regulated areas.

Joseph Risoli, 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. 1329 with the conditions outlined in the Agenda Summary Report, dated January 9, 2014

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

**#1401 – 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  $\pm 1.255$  Acres. Reference is made to an EPB Staff Memo, dated January 13, 2014.

**#1402 – 86 Eden Road – Lot 1 – J.P. Ryan for A.R. Ryan:** To construct a bridge, accessway, drainage, utilities and other related facilities in and proximate to wetlands and watercourses situated in the non-drinking water supply watershed of Springdale Brook. The property lies along the north side of Eden Road, approximately  $\pm 650$  feet west of Parry Road, and is designated as Lot 1, List 004-5457, Card N-008B, Block 382, Zone RA-1 and  $\pm 1.2882$  Acres. Reference is made to an EPB Staff Memo, dated January 15, 2014.

**#1403 – 86 Eden Road – Lot 3 – J.P. Ryan for A.R. Ryan:** To construct an accessway, drainage and other related facilities in and proximate to wetlands and watercourses situated in the non-drinking water supply watershed of Springdale Brook. The property lies along the north side of Eden Road, approximately  $\pm 500$  feet west of Parry Road, and is designated as Lot 3, List 002-3150, Card N-008, Block 382, Zone RA-1 and  $\pm 1.4915$  Acres. Reference is made to an EPB Staff Memo, dated January 15, 2014.

**In Attendance:** Eric Klosz  
Alice Ryan

**Discussion:** Chairman Stone acknowledged the receipt of the minimum information necessary to initiate the permit application review process for EPB Permit Application Nos. 1401, 1402 and 1403.

**Motion/Vote:** Upon a motion by Board Member Conetta, the Board voted to **ACCEPT** EPB Permit Applications Nos. 1401, 1402 and 1403.

In Favor: Stone, Levine, Conetta, Wayne, and Spaulding.

## Minutes

### Environmental Protection Board

### Regular Meeting of January 16, 2014

### Page 4

Opposed: None  
Abstaining: None  
Not Voting: Bowler

### **SITE PLAN REVIEWS:**

### **SUBDIVISION REVIEWS:**

**#4010 – 80 Blueberry Drive – Lot A – 80 Blueberry Drive, LLC:** To subdivide an existing 53,161 square foot parcel into two (2) properties capable of supporting residential development. Reference is made to an EPB Agenda Summary Report, dated January 10, 2014.

**In Attendance:** Leonard D'Andrea, P.E, Rocco V. D'Andrea, Inc.

**Discussion:** Staff Member Talamelli summarized the subdivision application for the Board. He stated that the applicant proposes to subdivide the existing 53,161 square foot site into two (2) parcels capable of supporting residential development. Each property shall be served by sanitary sewers and public water. The parcel lies along the north side of Blueberry Drive, approximately 600 feet east of Skyview Drive, and is characterized by the presence of gently sloping manicured uplands to the south, wooded wetlands to the north, and several large trees. Currently, the property supports a single family dwelling, drive, walkways, terraces, sanitary sewer, water services, utilities and other related facilities. Mr. Talamelli noted that, as with all subdivisions, the applicant is charged with the task of demonstrating that the property can reasonably support development with an acceptable impact on resources, water quality, drainage and other related factors. The applicant is further required to address City policies and regulations pertaining to open space and conservation.

Mr. Talamelli stated that the applicant has provided a preliminary site development plan confirming that all proposed development, with the exception of certain proposed maintenance and landscaping activities, shall be confined to uplands more than twenty-five (25) feet to the designated wetlands. Only minor grade change and tree loss is proposed. A drainage analysis was submitted confirming the absence of impact on drainage and adjoining properties and infrastructure. Potential development effects shall be mitigated with the creation of four (4) post construction watersheds, grading, and the addition of structured drainage systems consisting of pipes, catch basins, junction boxes, infiltration galleries, and other related facilities. If constructed per the design plans, the engineer has concluded that for a twenty-five (25) year storm, a reduction in peak flows would be realized at both points of concern, and that the project would not have any adverse impacts on local drainage or adjacent properties. The project has been endorsed by the Stamford Engineering Bureau. Water quality issues had been addressed with the submission of a temporary/permanent sediment and erosion control plan, connections to the sanitary sewer, use of collection structures equipped with deep sumps and outlet controls, drainage infiltration, and propane storage. An existing interior oil tank shall be removed in accordance with applicable laws/regulations. Conservation requirements had been addressed with the submission of an arborist's report to identify and manage trees of value/interest, and a conservation easement has been proposed by the applicant to protect approximately 22,559 square feet of lands consisting of all wetlands, and buffers of at least twenty (25 feet). The easement is consistent with setbacks enforced for non-watershed areas, and will protect an important vegetative screen between parcels. The conservation shall be pinned and posted, and a mitigation plan shall be implemented to improve aesthetics and enhance

**Minutes**  
**Environmental Protection Board**  
**Regular Meeting of January 16, 2014**  
**Page 5**

the overall conservation values of the property. The plan provides for the removal of dumped debris, invasive species management, and the planting of a significant number of functional conservation trees, shrubs and groundcovers, primarily in the wetlands and proposed conservation easement.

Mr. D'Andrea noted that he had received a copy of the Agenda Summary Report, and has no objection to any of the stated recommendations or conditions. He reiterated the real positive impact the subdivision will have on water quality by reducing pavement, disconnecting outdated drainage structures that discharge to the regulated areas, maintaining vegetated setbacks, and adding certain treatment facilities.

**Motion/Vote:** Upon a motion by Board Member Levine, the Board voted to **OFFER NO OBJECTION** to Planning Board (Subdivision) No. 4010 with the conditions outlined in the Agenda Summary Report, dated January 10, 2014.

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

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

**OTHER BUSINESS:**

**#2428 – South Brook Drive – Lot 1 – WCL L.P.:** Construction of an access driveway and a new single-family residence and appurtenances proximate to wetlands and watercourses on property within the drinking water supply watershed of the Bargh Reservoir and Mianus River. The property lies along the cul-de-sac of South Brook Drive, approximately 875 feet south of Jonathan Drive, and is identified as Lot 1, List 003-9979, Card E001, Block 400, Zone RA-3, and ±2.43 Acres.

**#2429 – South Brook Drive – Lot 2 - WCL L.P.:** Construction of an access driveway and a new single-family residence and appurtenances proximate to wetlands and watercourses on property within the drinking water supply watershed of the Bargh Reservoir and Mianus River. The property lies along the cul-de-sac of South Brook Drive, approximately 875 feet south of Jonathan Drive, and is identified as Lot 2, List 003-9982, Card W002, Block 400, Zone RA-3, and ±2.14 Acres.

**#2430 – South Brook Drive – Lot 3 - WCL L.P.:** Construction of an access driveway and a new single-family residence and appurtenances proximate to wetlands and watercourses on property within the drinking water supply watershed of the Bargh Reservoir and Mianus River. The property lies along the cul-de-sac of South Brook Drive, approximately 875 feet south of Jonathan Drive, and is identified as Lot 3, List 003-9983, Card W003, Block 400, Zone RA-3, and ±2.06 Acres.

**#2431 – South Brook Drive – Lot 6 - WCL L.P.:** Construction of an access driveway and a new single-family residence and appurtenances proximate to wetlands and watercourses on property within the drinking water supply watershed of the Bargh Reservoir and Mianus River. . The property lies along the cul-de-sac of South Brook Drive, approximately 875 feet south of Jonathan Drive, and

**Minutes**  
**Environmental Protection Board**  
**Regular Meeting of January 16, 2014**  
**Page 6**

is identified as Lot 6, List 003-9981, Card W001, Block 400, Zone RA-3, and  $\pm 2.06$  Acres. Reference is made and EPB Staff Memo, dated January 10, 2014 for Permits Nos. 2428, 2429, 2430 and 2431.

**In Attendance:** None.

**Discussion:** Chairman Stone acknowledged the receipt of a letter from the owner's agent (Pugliesi, 12/3/13) requesting the extension of the permits. Staff Member Talamelli noted 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, and that the permits were routinely and legally issued by the Board. Accordingly, Staff recommended that the Board approve this extension requests for a period of one (1) year until January 27, 2015.

**Motion/Vote:** Upon a motion by Board Member Conetta, the Board voted to **APPROVE** the extension of EPB Permit Nos. 2428, 2429, 2430 and 2431 for a period of one (1) year until January 27, 2015.

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

**#2537 – 410 Courtland Avenue - Lot 34 - M. Czamanski:** To construct residential units and associated parking and drainage improvements within and proximate to wetland areas on property situated within the non-drinking water supply watershed of the Southwest Shoreline (Long Island Sound). The property lies along the west side of Courtland Avenue, approximately 440 feet south of Glenbrook Road, and is identified as Lot 34 List 000-4857, Card W-75, Block 315, Zone R-5, and  $\pm 0.321$  Acres. Reference is made to an EPB Staff Memo, dated January 10, 2014.

**In Attendance:** None.

**Discussion:** Chairman Stone acknowledged the receipt of a letter from the owner (Czamanski, 12/8/13) requesting the extension of the permit. Staff Member Talamelli noted 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, and that the permits were routinely and legally issued by the Board. Accordingly, Staff recommended that the Board approve this extension requests for a period of one (1) year until January 27, 2015.

**Motion/Vote:** Upon a motion by Board Member Wayne, the Board voted to **APPROVE** the extension of EPB Permit No. 2537 for a period of one (1) year until January 27, 2015.

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

**#2849 – Old Well Road/Eden Road – Lot 12 – D. Bosak and N. Ward:** To construct a new single family residence with associated driveway, patio, stone walls, stormwater detention, and associated

**Minutes**  
**Environmental Protection Board**  
**Regular Meeting of January 16, 2014**  
**Page 7**

grading within and proximate to a designated conservation area, and proximate to designated wetland areas on property within the non-drinking water supply watershed of Springdale Brook. The property lies along the east side of Old Well Road, approximately 525 feet south of Eden Road and is identified as Lot 12, List 001-7999, Card E-003, Block 380, Zone RA-1, and  $\pm 45,722$  square feet.

**#2850 – Old Well Road/Eden Road – Lot 12A – D. Bosak and N. Ward:** To construct a new single family residence with associated driveway, patio, stone walls, and associated grading within and proximate to designated wetland areas and proximate to a designated conservation area on property within the non-drinking water supply watershed of Springdale Brook. The property lies along the east side of Old Well Road, approximately 400 feet south of Eden Road and is identified as Lot 12A, List 004-4298, Card E-002A, Block 380, Zone RA-1, and  $\pm 43,592$  square feet.

**#2851 – Old Well Road/Eden Road – Lot 13 – D. Bosak and N. Ward:** To construct a new single family residence with associated driveway, patio, stone walls, stormwater detention, and associated grading within and proximate to designated wetland areas and proximate to a designated conservation area on property within the non-drinking water supply watershed of Springdale Brook. The property lies along the east side of Old Well Road, approximately 250 feet south of Eden Road and is identified as Lot 13, List 000-1936, Card E-002, Block 380, Zone RA-1, and  $\pm 43,991$  square feet. Reference is made to an EPB Staff Memo, dated January 10, 2014.

**In Attendance:** None.

**Discussion:** Chairman Stone acknowledged the receipt of a letter from the owner's agent (Milone, 11/22/13) requesting the extension of the permits. Staff Member Talamelli noted 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, and that the permits were routinely and legally issued by the Board. Accordingly, Staff recommended that the Board approve this extension requests for a period of one (1) year until January 29, 2015.

**Motion/Vote:** Upon a motion by Board Member Conetta, the Board voted to **APPROVE** the extension of EPB Permit No. 2851 for a period of one (1) year until January 29, 2015.

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

**ADJOURN:**

**Adjourn the Regular Meeting of January 16, 2014.**

There being no more business, the Board, upon a motion by Board Member Levine, voted to **ADJOURN** the Regular Meeting of January 16, 2014.

In Favor: Stone, Levine, Conetta, Wayne, and Spaulding,  
Opposed: None  
Abstaining: None

**Minutes**  
**Environmental Protection Board**  
**Regular Meeting of January 16, 2014**  
**Page 8**

Not Voting: Bowler

Meeting adjourned at 7:48 PM.

-----  
Gary Stone, Chairman  
Environmental Protection Board

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