

**ENVIRONMENTAL PROTECTION BOARD  
CITY OF STAMFORD  
May 17, 2007**

**Present:** Louis Levine, Chairman; Barbara Hicks, Member; Leigh Shemitz, Member; Gary Stone, Member; William Morris, Member; Larry Barron, Alternate Member; and Peter Conetta, Alternate Member.

**Also present:** David M. Emerson, Director.

The regular meeting convened at 7:30 P.M. and adjourned at 9:00 P. M. and was tape recorded.

**MINUTES:**

Ms. Hicks made the motion to approve the minutes of the April 26, 2007 meeting as presented.

The Board members voted on the motion as follows:

APPROVAL – YES – Ms. Shemitz, Ms. Hicks, Mr. Levine, Mr. Stone, Mr. Morris, Mr. Barron.  
ABSTAIN - Mr. Conetta.

**APPLICATIONS & PERMITS:**

**#2661 – Sleepy Hollow Lane – Lot 19, L. Whitehead.**

**#2662 – Sleepy Hollow Lane/Sleepy Hollow Park, L. Whitehead  
for City of Stamford Engineering Bureau.**

Maintain storage shed, grading, stream channelization, wall construction, and other alterations within and proximate to wetlands and watercourses on property within the non-drinking water supply watershed of the Noroton River at 48 Sleepy Hollow Lane and at Sleepy Hollow Park.

**In attendance was:** No one was in attendance concerning these matters.

Mr. Emerson reported that the applications were withdrawn per letters from the Engineering Bureau dated May 14, 2007 (#2662) and from the applicant dated April 11, 2007 (#2661).

**#2716 – Hoyt Street – Lots 9, 13, 18, Woodway Country Club.**

The applicant is proposing to undertake general improvements to greens, fairways, tee boxes, cart paths, bunkers, and drainage outlets within and proximate to wetlands, watercourses, and designated flood hazard areas on property within the non-drinking water supply watershed of the Noroton River at 540 Hoyt Street.

**In attendance were:** Brian P. McMahon, P.E., Redniss & Mead, Inc. (project engineer) and Larry Pakkala, Course Superintendent, Woodway Country Club (applicant).

Mr. McMahon summarized the proposed activities for the Board and reported his findings pertaining to flooding conditions, drainage, and water quality.

Ms. Shemitz asked about the maintaining of buffer areas to wetlands and watercourses, and about measures used for the protection of water quality.

**#2716 – Hoyt Street – Lots 9, 13, 18, Woodway Country Club (Con't.).**

Mr. Pakkala described the conservation initiatives undertaken at the site, and the safeguards in place pertaining to the use of plant and insect poisons. Woodway Country Club is a long-time participant in a program of the National Audubon Society that promotes conservation through environmentally responsible management and maintenance practices. Mr. Emerson noted that naturalized areas along and buffering wetlands and watercourses were established and expanded at the time of the Club's ambitious redesign project permitted by the EPB in 1998.

**Motion By:** Mr. Stone made the motion to adopt the findings and recommendations of staff and to approve the application with the conditions listed in the Agenda Summary Report dated May 14, 2007.

The Board members voted on the motion as follows:

APPROVAL – YES – Mr. Levine, Mr. Stone, Ms. Hicks, Mr. Morris, Ms. Shemitz.  
Mr. Barron and Mr. Conetta not voting.

**#2721 – Hope Street – Lot 3, R. Gatto for J. Cappucci.**

The applicant is proposing to install a footing drain outlet and storm-drainage overflow proximate to wetlands and within a designated Conservation areas on property within the non-drinking water supply watershed of the Springdale Brook at 1360 Hope Street.

**In attendance were:** John Ottaviano, Mondo Gatto (permittee and developers); Gregory Pidluski, P.E., Fuller Engineering (project engineer); J. Cappucci (owner).

**Also present were:** Jeff Carswell (neighbor); Myron Porto (neighbor); Charlotte Chidsey (neighbor).

Mr. Pidluski summarized the proposed activities for the Board and stated that based on his analysis and site visits, there are no impacts on drainage conditions anticipated.

Mr. Carswell (163 Prudence Drive) reported drainage problems that he attributed to the development, including water in his basement during the most recent heavy rains. He was concerned about the impacts on drainage patterns and drainage conditions resulting from the development including tree removal, grading, and the directing of water into wetland areas instead of into the City drainage system in Hope Street.

Mr. Porto (149 Prudence Drive) stated that there was no flooding on his property prior to the development of the Gatto subdivision. He noted that storm water was supposed to have been directed to Hope Street and away from the Prudence Drive properties.

Mrs. Chidsey (145 Prudence Drive) stated that there was no flooding of her property prior to the development. Her property now floods with every rain storm

Ms. Shemitz noted that she was not prepared to vote on the application in light of the information presented to the Board. She was concerned about the credibility of the data and information presented, and was interested in visiting the site. She was concerned about affording an ample opportunity for the applicant to address and respond to the homeowners' reports of drainage problems. Ms. Shemitz suggested that additional information be provided quantifying the extent of tree cutting on the site, and documenting the reason for abandoning the Hope Street connection for site drainage.

**#2721 – Hope Street – Lot 3, R. Gatto for J. Cappucci (Con't.).**

Mr. Ottaviano stated that he believed that the concerns of the neighbors had been addressed. On visits to the property, he has not observed and additional water resulting from the development impacting the Prudence Drive properties. Mr. Cappucci stated that he wanted the project finished because he was concerned about safety. A deep ditch remains unfinished.

Mr. Emerson noted that there was no Certificate of Occupancy issued by the City for the house, but this was disputed by Mr. Ottaviano.

**Motion By:** Mr. Stone made the motion to defer action pending receipt of additional information pertaining to site compliance and drainage conditions.

The Board members voted on the motion as follows:

APPROVAL – YES – Mr. Levine, Mr. Stone, Ms. Hicks, Mr. Morris, Ms. Shemitz.

Mr. Barron and Mr. Conetta not voting.

**The Board acknowledged receipt of the following new applications filed in a timely manner with all of the required minimum information.**

**#2722 – Cascade Road – Lot 2, J. Sulkin.**

The applicant is proposing to construct residential additions and a drainage system within and proximate to wetlands, watercourses, and designated flood hazard areas on property within the drinking water supply watershed of the Rippowam River at 460 Cascade Road.

**#2723 – Barncroft Road, E. J. Frattaroli, Inc. f/ City of Stamford.**

The applicant is proposing to construct a drainage system within and proximate to wetland areas on property within the non-drinking water supply watershed of the Rippowam River within the City right-of-way at 121 Barncroft Road.

**#2724 – Barncroft Road – Lot 41, PFV Builders.**

The applicant is proposing to tear down an existing residence and to construct a new single-family residence with associated driveway, septic system, drainage, and appurtenances within and proximate to wetland areas on property within the non-drinking water supply watershed of the Rippowam River at 121 Barncroft Road.

**#2725 – Dzamba Grove – Lot 20, W. Welch.**

The applicant is proposing to maintain a stone retaining wall within and proximate to wetlands, watercourse, and designated flood hazard areas on property within the non-drinking water supply watershed of the Rippowam River at 32 Dzamba Grove.

**#2726 – Wire Mill Road – Lot A, Quivelli/Guarna.**

The applicant is proposing to maintain a stone wall, expanded patio, drainage discharge, channel lining, and other disturbance within and proximate to wetlands, watercourses, and designated flood hazard areas on property within the non-drinking water supply watershed of the Rippowam River at 405 Wire Mill Road.

**Motion By:** Mr. Stone made the motion to accept the applications based upon the determination that all required minimum information had been received.

The Board members voted on the motion as follows:

APPROVAL – YES – Mr. Levine, Mr. Stone, Ms. Hicks, Mr. Morris, Ms. Shemitz.

Mr. Barron and Mr. Conetta not voting.

There being no further business, the Board adjourned at 9:00 P.M.

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Louis P. Levine, Chairman

Minutes prepared from meeting notes recorded by David M. Emerson.