

## **EPB AGENDA SUMMARY**

**APPLICATION:** #1001, Rajat Bhatnagar                      **DATE:** April 7, 2010  
**LOCATION:**        1 Arnold Drive - Lot 18                      **ZONE:** RA-1  
**WATERSHED:**    Ayers        Brook                      **AREA:** 1.99 Acres  
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### **MAP AND OTHER REFERENCES:**

"Improvement Location Survey - Proposed: Showing Removal of Sediment from Pond Area", Prepared for: Rajat Bhatnagar & Shobhna Bhatnagar, Stamford, CT, Prepared by: Robert F. Hamilton, LLC, dated: July 24, 2009, **last revised March 25, 2010;**

**Correspondence from Rajat Bhatnagar, Applicant, (Bhatnagar to Fausty, March 11, 2010).**

**PROPOSAL:** The applicant is proposing to excavate approximately 110 cubic yards of accumulated sediments from an existing pond, to construct a low retaining wall and utilize the removed sediments as fill within portions of the pond/wetland buffer, and to re-point existing stone walls around portions of the pond, located within and proximate to wetlands and a pond, on property located within the non-drinking water supply watershed of Ayers Brook at 1 Arnold Drive.

Approximately 1,900 square feet of wetland, 1,800 square feet of wetland setback, 3,600 square feet of open water, and 110 linear feet of watercourse will be impacted by the proposed activities according to the applicant.

This application for permit was filed on January 8, 2010 and ACCEPTED by the Board at its meeting held on January 21<sup>st</sup>.

**DISCUSSION:** The property is currently developed with a residential dwelling and appurtenances and is serviced by a private well and municipal sewer system. The proposed activities involve the dredging of an existing pond located on the southern portion of the property. A low retaining wall will be constructed and all of the estimated approximately 110 cubic yards of accumulated sediments to be removed from the pond will be used as fill in order to level out the front yard just to the north of the pond. Water will be diverted around the pond during excavation. Wetlands are located immediately surrounding the pond and inlet. The outlet drains to a culvert under the driveway. Additional wetlands are located throughout the northwestern half of the property. A sump pump discharge pipe presently drains to a catch basin in the driveway, which in turn drains directly into the pond. The pipe should be relocated to a lawn area so that discharge can dissipate through surface runoff.



*Looking east towards heavily silted pond. Inlet located at far end.*

*Photos taken 2/3/2010*



*Looking west towards pond. Pond outlet drains to culvert located under driveway located at far end.*

EPB staff concerns include the long term impact on the pond and wetlands by the proposed activities and the effective control of erosion and sedimentation during and immediately following the construction of the addition. The above-mentioned concerns have

1 Arnold Drive

been addressed adequately in the following paragraphs.

The existing pond has accumulated a considerable quantity of sediments that likely have migrated through surface runoff over lawn areas from the surrounding road and driveway as well through piped discharge from nearby catch basins. The proposed dredging will improve the pond aesthetically and should pose little long term impact to regulated areas. Additional plantings should improve filtration of runoff and provide more diversity and habitat. The filling and grading of the lawn using the dredged materials poses little negative impact as long as stabilization occurs immediately upon completion and prior to the removal of erosion controls.



A detailed soil erosion control plan has been included with the application, and is appropriate to the circumstances if properly implemented. The longer-term stability of the affected areas will be achieved with implementation of plantings.

An application of this type provides the Board with the opportunity to seek an enhancement of the functional and conservation values of wetlands and buffer areas.

Enhancement is achieved through implementation of mitigation measures such as landscaping and water quality/watershed improvements that are designed to provide a more diverse array of naturalized vegetation as well as long-term meaningful protections to important resources.

Plantings when so utilized are most useful, from a conservation perspective, when they are located within and along the edges of

The wetlands associated with the pond are limited mainly to the pond edge. This pond was likely man made and stone walls form the pond edge in most areas. The pond wetlands buffer consists mainly of maintained lawn with several ornamental shrubs. The wetlands located throughout the northwestern portion of the property are characterized as a relatively undisturbed moderately sloping wooded area. The applicant has proposed a list of recommended plants to choose from but no plan has yet been submitted. A planting plan, which is appropriate to the site and circumstances, should be submitted.

**RECOMMENDATION:** If the Board elects to approve the application, staff recommends the following conditions for consideration:

- 1.) Prior to the start of excavation, a meeting between EPB Staff and all contractors and consultants involved shall be scheduled to review all sedimentation and erosion control measures and the contingency plan with additional notification of staff no less than 48 hours prior to the start of work and submittal of a standard Contractor's Compliance form;
- 2.) Submission of a planting plan to EPB staff for review and approval. The plan should include size, type, quantity, and location of plants;
- 3.) Submission of plan to show alternative sump discharge location;
- 4.) Standard bond or other acceptable surety for the installation of erosion controls, landscaping, and professional certifications, with a 15 percent contingency, to be filed with the EPB. An estimate is to be prepared by the permittee and submitted to EPB staff for review and approval;
- 5.) All disturbed soil areas, including the newly graded lawn and pond edge, shall be stabilized to the satisfaction of EPB Staff prior to the removal of any of the soil erosion and sediment control measures and the release of the performance surety;
- 6.) All landscaping improvements to be completed under the supervision of qualified professionals with certification of proper completion provided to EPB staff prior to the return of bond or surety;
- 7.) A Standard Landscape Maintenance Agreement to be filed on the Stamford Land Records;
- 8.) Permit Filing Fee of \$58.00, and Permit Compliance Fee of \$200.00 to be submitted to staff within 15 days.

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EPB Permit Application No. 1001  
1 Arnold Drive  
Pamela B. Fausty

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