

## **EPB AGENDA SUMMARY**

**APPLICATION:** #1002, Ivan & Cindy Apablaza      **DATE:** January 15, 2010

**LOCATION:**        272 Den Road - Lot 15                      **ZONE:** RA-1

**WATERSHED:**     Mianus River                                      **AREA:** .51 Acres

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### **MAP AND OTHER REFERENCES:**

- "Boundary Stake-Out Sketch", Prepared for Ivan Apablaza and Cindy Apablaza, 272 Den Road, Stamford Connecticut, Prepared by: Rocco V. D'Andrea, Inc., dated: December 16, 2009;
- Section of Luis Map showing the Property and Adjacent Pond.

**PROPOSAL:** The applicant is proposing to maintain a shed proximate to off-site wetlands and a pond, within the drinking water supply watershed of the Mianus River at 272 Den Road.

Approximately 162 square feet of wetland setback will be impacted by the proposed activities according to the applicant.

This application for permit was filed on January 14, 2010. The Board may act to ACCEPT the application at its meeting to be held on January 21<sup>st</sup> based upon the determination that all of the required minimum information has been received.

The Board may consider rendering a decision at its meeting to be held on January 21<sup>st</sup> on the basis that there are no wetlands on the property and the minimal disturbance and impact to regulated areas.

**DISCUSSION:** The property is currently developed with a residential dwelling and appurtenances and is serviced by a private well and septic system. The applicant seeks to maintain a shed that was moved from elsewhere on the property to its present location still within portions of manicured lawn. According to the Wetland/Watercourses and Soil Report prepared by William Kenny Associates LLC for the site, no wetland soils were found on the property. Regulated areas are comprised of a pond and inlet channel both located more than 40 feet to the north of the shed on the adjacent property.

Given the distance to the off-site pond and inlet, the minimal disturbance and minor impact expected, no planting / mitigation plan has been requested of the applicant.



*Looking north towards the shed. The pond and inlet channel are located more than 40 feet beyond on the adjacent property (Photo taken 7/29/2009).*

**RECOMMENDATION:** If the Board elects to approve this application, the Board may waive the compliance fee and approve the application with the following condition.

- 1.) A Permit Filing Fee of \$53.00 should be submitted to staff within 15 days;

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Pamela B. Fausty