

EPB AGENDA SUMMARY

APPLICATION: #1005, Redniss & Mead (for Jewish Community Center) **DATE:** April 12, 2010

LOCATION: 1035 Newfield Avenue - Lot A **ZONE:** RA-1

WATERSHED: Noroton River **AREA:** 14.79 Acres

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MAP AND OTHER REFERENCES:

- "Site Plan Depicting Proposed Site Improvements", 1035 Newfield Avenue, Stamford, CT, prepared for Jewish Community Center, Inc., prepared by: Redniss & Mead, Inc., dated: March 12, 2010, **last revised April 8, 2010;**
- "Project Narrative for Proposed Site Improvements", Report prepared for Jewish Community Center, 1035 Newfield Avenue, prepared by: Land Tech Consultants, Inc., dated: **April 8, 2010;**
- Correspondence from Brian P. McMahon, P.E., of Redniss & Mead (Agent), (McMahon to Fausty, April 8, 2010).

PROPOSAL: The applicant is proposing to remove invasive vegetation and install a looped walking path and fencing around a pond, proximate to wetlands within the non-drinking water supply watershed of the Noroton River at 1035 Newfield Avenue.

Approximately 1,000 square feet of wetlands and 25,700 square feet of wetland/pond setback will be impacted by the proposed activities according to the applicant.

This application for permit was filed on March 15, 2010 and ACCEPTED by the Board at its meeting held on March 18th.

DISCUSSION: The property is a 14.79-acre site, which is occupied by the Jewish Community Center and is currently developed with a commercial/community center building and appurtenances. Several parking areas, recreational facilities, and an approximately 1.1-acre pond also occupy the site. The property is serviced by municipal water and sewer systems. The proposed activities include the installation of a 5-foot wide asphalt-paved walking trail that will loop around the pond. Existing safety fencing along the pond edge will be replaced and extended. Currently, extensive thick stands of brambles and vines crowd the western and northern pond perimeter. The predominantly invasive vegetation will be removed in these areas along with several trees that have been choked and must be removed for safety.



Looking northeast towards the pond. The existing asphalt path shown will connect to the proposed.

Photos taken 3/17/10



Typical vine and bramble thicket (contains mostly multiflora rose, raspberry, and wild grape).

A miniature golf course and a ropes course, both to be located outside of regulated areas, are also proposed and involve additional removal of invasive vegetation. A plan for the invasive removal and management prepared by Land Tech Consultants, Inc. has been included with this application. Wetlands located on the property include the area immediately surrounding the pond located on the north-central portion of the property. The pond outlet drains to the other wetland area located in the northeast portion

EPB staff concerns include the effective control of erosion and sedimentation during and immediately following construction activities, methods of removal of invasive species, impact to wetlands and the pond, and potential impacts on water quality from surface runoff. The above-mentioned concerns have been adequately addressed in the following paragraphs.

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

The applicant has consulted Land-Tech Consultants regarding the identification of the extensive quantities and types of invasive species and their proper removal and subsequent control. The submitted plan prepared by Land-Tech is detailed and thorough, calling for initial clearing and grubbing with small machinery, to be followed by hand removal of remaining root systems. Trees to remain will be protected and invasive vines are to be cut and left in place, as pulling them out could cause considerable damage to the trees. The grubbed areas will then be seeded with an appropriate New England Conservation and/or Wildflower mix. Also recommended in the plan is long-term control and safe disposal of the removed material.

The limit of disturbance does not extend within wetland areas and no change in grade is proposed. Therefore, impacts to wetlands from the proposed activities are negligible.



***Typical of areas where
lawn slopes down to pond
with little vegetative buffer.***

Photo taken
3/17/10

Water quality can be impacted by surface-water runoff discharged into the pond, especially on sloping banks where little vegetative buffer exists. Such is the case in several areas around the pond. The Land-Tech plan recommends seeding both sides of the loop trail with New England Conservation and/or Wildflower mix. This vegetative buffer would provide reduced velocities and additional filtering of storm water runoff to the pond and is appropriate for this purpose. Additional diversity and enhancement of wildlife habitat should be added with the inclusion of a variety of shrubs.

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 wetlands and watercourses.

Designated wetlands associated with the pond are limited to the pond edge and inlet/outlet channels. The wetlands and buffer in the western and northern portions are choked with invasive vines and brambles and in the remaining areas consist of mainly maintained lawn with sparse vegetation. The plan submitted for the removal and long-term maintenance of invasives is appropriate. However, since few larger species will remain, the addition of a variety of shrubs would be warranted to increase diversity and enhance the pond area.

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.) Submission of a revised planting plan complimenting the proposed seed mixes with a variety of shrub species in appropriate areas to EPB staff for review and approval;
- 2.) 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;
- 3.) All landscaping improvements to be completed under the supervision of qualified professionals with certification of proper completion provided to EPB staff prior to release of surety;
- 4.) A Standard Landscape Maintenance Agreement to be filed on the

1035 Newfield Avenue

Stamford Land Records;

- 5.) Notification of staff no less than 48 hours prior to the start of work, and submittal of a standard Contractor's Compliance form;
- 6.) Permit Filing Fee of \$58.00, and Annual Permit Compliance Fee of \$200.00 to be submitted to staff within 15 days.

Pamela B. Fausty