

**AGENDA SUMMARY REPORT  
ENVIRONMENTAL PROTECTION BOARD**

**APPLICATION:** #3992, Parish of Saint Andrews  
Protestant Episcopal Church and  
RMS Washington Boulevard, LLC. **DATE:** May 14, 2010

**LOCATION:** 1231 Washington Boulevard – Lots 7 and A **ZONE:** MX-D

**WATERSHED:** Rippowam River **AREA:** 2.7076 Acres

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**REFERENCES:**

- “Preliminary Subdivision of Property at 1231 Washington Boulevard, Stamford, Connecticut,” Prepared for Parish of Saint Andrew’s Protestant Episcopal Church, by Rocco V. D’Andrea, Inc., dated March 8, 2010.
- “Existing Conditions Topographic Survey,” “Zoning Location Survey,” “Development Plan,” “Driveway Profile Plan,” “Sedimentation and Erosion Control Plan,” “Notes and Details,” and “Details,” Saint Andrew’s Episcopal Church, 1231 Washington Boulevard, Stamford, Connecticut, Sheets C-1.0,C-2.0, C-3.0, C-5.1, C-6.0, C-7.0 and C-7.1, by Rocco V. D’Andrea, Inc., revised March 26, 2010.
- “Storm Drainage and Utility Plan,” Saint Andrew’s Episcopal Church, 1231 Washington Boulevard, Stamford, Connecticut, Sheet C-4.0, by Rocco V. D’Andrea, Inc., revised April 27, 2010.
- “Site Plan: Planting and Materials,” and “Site Plan: Lighting,” Saint Andrew’s Episcopal Church, 1231 Washington Boulevard, Stamford, Connecticut, Sheets SP-1.0, by Wesley Stout Associates, LLC, revised April 23, 2010.

**PROPOSAL:**

The applicant seeks the Board’s permission to subdivide the existing 2.7076 acre parcel into two (2) properties of approximately 60,633 square feet (Parcel “A”) and 57,311 square feet (Parcel “B”). The division line is proposed to separate lands approved for the development of a new ninety-four (94) unit residential building, parking, and other related facilities from space that will support the structures and parking facilities associated with the Saint Andrew’s Church. Development of both parcels shall be served by sanitary sewers and the public water supply.

**SITE CHARACTERISTICS:**

The subject property lies along the east side of Washington Boulevard, approximately 250 feet north of its intersection with Broad Street, and is described as Lots 7 and A, Card Numbers. E55, E56 and E57, List Numbers 002-6727, 002-6728 and 002-6729, Block 238, 2.71± Acres in records maintained by the Stamford Tax Assessor.

The property is currently developed - supporting Saint Andrew’s Protestant Episcopal Church, paved parking, accessways, a playground, fencing, and other related facilities. A rectory and detached garage that formerly occupied the southern portions of the site were recently demolished.

The property was characterized by its gently sloping urban lands, known floodplain areas, and a few small to moderately large sized trees (Norway Maple, Beech, Dogwood, Cherry, Chestnut, Mulberry, Pin Oak Birch), shrubs (Privet Hedge, Hydrangea, Rhododendron) and groundcovers/vines (Lawn Grass, Hosta, Poison Ivy, Wild Grape). Several of the trees (particularly those

situated in the southern portion of the site) were recently removed as part of on-going building demolition/development activities. The most significant tree (36" Oak) remains in the north/central portion of the site.

There are no wetland soils on the property. The general soil manual entitled "Soil Survey of Fairfield County Connecticut," by the U.S. Department of Agriculture, Soil Conservation Service, 1981 describes the soils as "Urban Lands" (Ur). Urban Lands are those areas where urban structures such as roads, parking areas, and buildings cover more than 85 percent of the surface. Conditions are variable and necessitate on-site evaluation ("Soil Survey of Fairfield County, Connecticut," by the USDA, Soil Conservation Service, 1984, Pp. 32).

The site lies, in part, within a special flood hazard area (Zone AE, Flood Insurance Rate Map - 090015-0007D, November 17, 1993). During a 100-year storm (22.50 – 22.76 feet NGVD), flood waters are expected to impact approximately forty percent (40% 47,608 square feet) of the property (west) with depths ranging from 0-1.76 feet. Although the street (2.4-2.5 feet in depth) and sidewalk (1.3-1.7 feet in depth) along Washington Boulevard (west) are expected to flood with low to moderately deep, slow moving floodwaters, there is dry access to/from the property during the peak of the 100-year storm to the east at Franklin Street.

The property lies within the non-drinking water supply watershed of the Rippowam River

**DISCUSSION:**

Through the prior Zoning Board and Environmental Protection Board permit review processes (1231 Washington Boulevard, Parish of Saint Andrew's Protestant Episcopal Church and RMS Washington Boulevard, LLC, ZB 208-18 and 208-18, 8/09 and EPB No. 2912, 7/09), the applicant demonstrated that development of this property could occur with an acceptable level of impact upon the existing character of the land, resources, drainage, and water quality. It was further determined that the development also satisfied the provisions of Stamford's Flood Prone Area Regulations (Section 7.1 of the Zoning Regulations) by limiting impacts upon the flood potential of the Rippowam River, minimizing the potential for flood damages, and reducing perceived threats to public health and safety. It is noted that compliance with the "Flood Regulations" was achieved by adopting rigid structural floodproofing design standards, providing safe and reasonable site access, developing a detailed preparedness plan, adding informative evacuation signage, executing restrictive notice, etc.

The subdivision, which simply separates the "Church" from the lands necessary to support the new residential development, in no way diminishes the findings of the prior zoning and environmental approvals. There is no alternative lot lines that would further protect conservation resources, and given the absence of wetlands, watercourses, steep slopes, stands of significant vegetation, and other irreplaceable conservation assets on or proximate to the site, a dedication to the open space needs of the community may not be warranted.

In view of the above, the Board may determine to offer no objection to Planning Board (Subdivision) No. 3992 with the following condition:

- Final easements pertinent to the subdivision (as mapped and documented), including those necessary to allow for the construction, usage and maintenance of sidewalks, sanitary sewers, public access areas, emergency evacuation routes, etc., shall be subject to the review and approval of Planning Board Staff or its designee.

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Richard H. Talamelli  
Environmental Planner