

## EPB AGENDA SUMMARY

**APPLICATION:** #2918, Vinay Singh (for Linda Singh)      **DATE:** January 12, 2010

**LOCATION:**      2055 Long Ridge Road - Lot 9      **ZONE:** RA1

**WATERSHED:**      Mianus River East Branch      **AREA:** 1.008 Acres

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**MAP AND OTHER REFERENCES:**

    "Drainage Plan", Prepared for Linda Singh, Stamford, Connecticut, prepared by: Edward J. Frattaroli, Inc., dated: December 15, 2009;

    "Planting Plan", 2055 Long Ridge Road, Stamford, received: October 15, 2009;

**Stormwater Summary Report, Prepared for Linda Singh, 2055 Long Ridge Road, Stamford, Connecticut, Prepared by John E. Pugliesi, P.E., dated: December 15, 2009;**

**Correspondence from John E. Pugliesi, P.E., (Pugliesi to Fausty, December 16, 2009);**

**Correspondence from Edward L. Gentile Jr., P.E., Deputy City Engineer, (Gentile to Fausty, December 29, 2009).**

**PROPOSAL:** The applicant is proposing to maintain existing conditions including a chimney, propane tank, stone walkways, a stone patio, a floating dock support, a concrete slab for sprinkler pump, low stone retaining walls, low stone walls along pond edge, and an additional section of stone wall, walkway, and a stone pillar to be constructed, all proximate to a pond, on property located within the drinking water supply watershed of the Mianus River East Branch at 2055 Long Ridge Road.

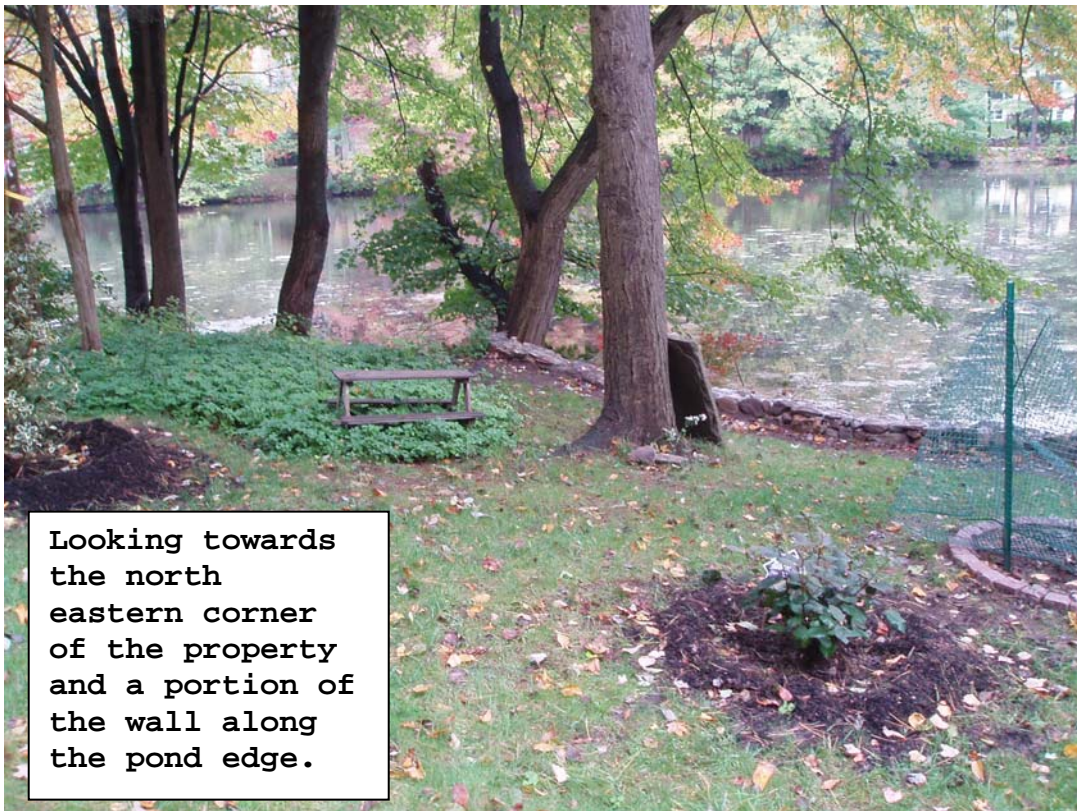
Approximately 1,700 square feet of pond setback will be impacted by the proposed activities according to the applicant.

This application for permit was filed on October 2, 2009 and ACCEPTED by the Board at its meeting held on October 22<sup>nd</sup>, at which time a decision regarding this application was deferred pending a drainage impact review.

The Board was granted a 65-day extension of the statutory deadline with a decision to be made on or before March 1, 2010.

**DISCUSSION:** The property is currently developed with a residential dwelling and appurtenances and is serviced by a private well and septic system. The applicant is requesting to maintain recent improvements to the property that occurred without prior approval, and which came to the attention of EPB Staff as a result of a complaint and subsequent site inspection conducted on September 8, 2009.

The existing conditions and activities for which the applicant is requesting approval include a new gas fireplace chimney and propane tank, replacement and expansion of stone walkways and a stone patio, tie off posts for a floating dock, a concrete slab with mounted sprinkler pump, a small terraced area with low stone retaining walls, and stone walls that run along the pond edge that vary in height from between 6 and 24 inches. **An approximately 5-foot section of wall that extended onto the parcel adjacent to the north has been removed** and several drains located in the driveway and yard that discharged to the pond are to be removed. **A low curb and stone water quality control system is to be installed to handle runoff from the driveway.** The applicant also proposes to add an additional section of stone walkway, a stone pillar, and a stone wall in the northeast corner of the property. The applicant states that the low stone wall along the pond edge was installed to help prevent erosion into the pond. According to the Wetland/Watercourses and Soil Report prepared by Soil Science and Environmental Services Inc. for the site, no wetland soils were found on the property. A portion of a large pond occupies most of the eastern half of the property. All of the existing and proposed development is located within the 100-foot pond buffer and within maintained portions of the property.



Looking towards the north eastern corner of the property and a portion of the wall along the pond edge.

Photo taken 10/9/2009



Photos taken 9/8/2009



EPB staff is concerned with the long term impact on the adjacent pond from the activities both existing and proposed, **including drainage impacts to adjacent properties, as well as impacts on water quality from drainage discharge to the pond.** These concerns are adequately addressed in the following paragraph.

Considering the absence of any wetland soils, and that only maintained portions of the property are affected, the long term impact from the activities that have occurred as well as the additional proposed activities is fairly minimal. A planting plan that proposes enhancement of maintained areas with plantings, including existing lawn, has been submitted and is appropriate to the site and circumstances.

**The project engineer has analyzed the drainage on the property and determined that with the exception of the driveway, all runoff drains into the pond via sheet flow. Although the low wall along the pond edge may cause temporary ponding of water during rainy periods, the low point is located on the subject property and the excess water will drain into the pond before reaching the adjacent property. A water quality control system has been proposed to replace the drains located in the driveway. A flush curb and stone retention area is to be installed to handle and improve water quality for the runoff from the driveway. The project engineer has stated that there will be no adverse impacts on the surrounding properties or the City drainage system. The Engineering Bureau has reviewed the drainage impacts as analyzed by the project engineer and offers no objection to the application as proposed.**

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.

As previously stated no wetland soils were found on the property. The eastern half of the property is occupied by a pond and surrounded by similar residential development with some wooded areas bisected by lawns extending down to its banks. The majority of buffer area located on the property is occupied by maintained lawn. A small pine grove occupies the southwestern portion and a small wooded hillside the northeastern portion. An enhancement planting plan that is appropriate to the site and circumstances has been submitted with the application.

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

- 1.) Revised plan to be submitted showing proposed wall height and detail;
- 2.) Standard bond or other acceptable surety for the installation of 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 inspection;
- 4.) A Standard Landscape Maintenance Agreement to be filed on the Stamford Land Records;
- 5.) A 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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Pamela B. Fausty