

**ENVIRONMENTAL PROTECTION BOARD
CITY OF STAMFORD
December 20, 2007**

Present: Louis Levine, Chairman; Barbara Hicks, Member; Gary Stone, Member; Larry Barron, Alternate Member.

Also present: David M. Emerson, Director.

The meeting convened at 7:30 P.M. and adjourned at 8:20 P. M. and was not tape recorded.

MINUTES:

Mr. Barron made the motion to approve the minutes of the November 15, 2007 meeting as presented.

The Board members voted on the motion as follows:
APPROVAL – YES – Ms. Hicks, Mr. Levine, Mr. Stone, Mr. Barron.

APPLICATIONS & PERMITS:

#2732 – Four Brooks Road – Lot B6, J. Cazan.

The applicant is proposing to construct residential additions and septic improvements proximate to wetland areas property within the non-drinking water supply watershed of the Rippowam River at 111 Four Brooks Road.

In attendance was: No one was in attendance concerning this matter.

Extension granted (65 days) per letter dated December 5, 2007.

The Board acknowledged receipt of the following new applications filed in a timely manner with all of the required minimum information.

#2738 – Intervale Road Sewer Project #CP6584, Stamford WPCA.

The applicant is proposing to install sanitary sewers and drainage improvements within and proximate to wetlands and watercourses on properties within the non-drinking water supply watershed of the Rippowam River on and near Intervale Road, Gaxton Road, Norvel Lane, and Shadow Lane.

#2739 – Atlantic Street – Lot 3, City of Stamford.

The applicant is proposing to construct an addition to the Old Town Hall with associated stone wall and other improvements within designated flood-hazard areas on property within the non-drinking water supply watershed of the Rippowam River at 175 Atlantic Street.

#2740 – Fox Glen Drive – Lot 11, L. Gjuraj.

The applicant is proposing to maintain an existing shed and driveway/access within a designated Conservation Area on property within the drinking water supply watershed of the Mianus River at 56 Fox Glen Drive.

#2741 – Bridge Street – Lot 98, Bennett’s Enterprises, LLC.

The applicant is proposing to construct a wall, fenced enclosures, and pole sign within designated flood hazard areas on property within the non-drinking water supply watershed of the Rippowam River at 17 Bridge Street.

In attendance was: J. Salvatore, Bennett’s Enterprises, LLC. (applicants).

#2742 – Washington Boulevard – Lot 8, S. Staiano.

The applicant is proposing to construct a wood landing and stairs onto an existing commercial building within designated flood hazard areas on property within the non-drinking water supply watershed of the Rippowam River at 1033 Washington Boulevard.

#2743 – Crestwood Drive – Lot 21, P. Amaya.

The applicant is proposing to construct a wall with associated filling within designated flood hazard areas, and within and proximate to wetlands and watercourse on property within the non-drinking water supply watershed of the Toilsome Brook at 86 Crestwood Drive.

Motion By: Mr. Stone made the motion to accept the applications based upon the determination that all required minimum information had been received.

The Board members voted on the motion as follows:

APPROVAL – YES – Ms. Hicks, Mr. Levine, Mr. Stone, Mr. Barron.

#2739 – Atlantic Street – Lot 3, City of Stamford.

The applicant is proposing to construct an addition to the Old Town Hall with associated stone wall and other improvements within designated flood-hazard areas on property within the non-drinking water supply watershed of the Rippowam River at 175 Atlantic Street.

In attendance were: No one was in attendance concerning this matter.

Mr. Emerson described the project for the Board. He noted that an application for a Letter of Map Revision was pending with the Federal Emergency Management Agency. If approved, the revised floodplain mapping would result in the site no longer being included within the Special Flood Hazard Boundary. Mr. Emerson noted that it was the consensus of opinion among numerous experts that the site was not correctly identified as a flood-prone property. However, the project coordinators had elected to seek all required permits and other approvals in light of the uncertainty as to the time frame for a decision by FEMA.

Motion By: Mr. Stone made the motion to adopt the findings and recommendations of staff and to approve the application with the conditions listed in the Agenda Summary Report dated December 5, 2007.

The Board members voted on the motion as follows:

APPROVAL – YES – Ms. Hicks, Mr. Levine, Mr. Stone, Mr. Barron.

ENFORCEMENT:

Status Reports --

Mr. Emerson provide a brief update on the status of currently pending violations. No one was in attendance.

56 Fox Glen Drive – Lot 11, L. Gjuraj.

For the construction of a stone wall, shed, and terrace; removal/alteration of natural vegetation, reconstruction/expansion of driveway, removal/alteration of drainage structures, and expansion of lawn areas within designated Conservation Areas on property within the drinking supply watershed of the East Branch Mianus River at 56 Fox Glen Drive.

Application for permit filed in a timely manner as directed by the Board. The application materials confirmed that some of the work had occurred on a neighbors property. The storage/accessory building as constructed is not allowed in its current location without the granting of a variance by the Zoning Board of Appeals. Mr. Stone, Ms. Shemitz, and Mr. Barron noted their authorization for the issuance of a Cease and Desist Order to the neighboring property owner for any unauthorized regulated activities that may have occurred.

86 Crestwood Drive – Lot 21, P. Amaya.

The cutting and clearing of vegetation, deposition of fill, and construction of a stone wall within and proximate to wetlands, watercourses, and designated flood-hazard areas on property within the non-drinking water supply watershed of the Toilsome Brook at 86 Crestwood Drive.

Wall along brook removed and application for permit filed in a timely manner as directed by the Board.

398 Westhill Road – Lot 1, M. Negri and P. Bookless.

The modification of vegetation, deposition of fill, and grading within and proximate to wetland areas on property within the drinking water supply watershed of the Mianus River at 398 Westhill Road.

Application for permit filed in a timely manner as directed by the Board.

8 Court Street – Lot 7, J. Capone.

The cutting and clearing of vegetation, deposition of gravel, installation of storage containers, within and proximate to wetlands, watercourses, and designated flood-hazard areas on property within the non-drinking water supply watershed of the Rippowam River at 8 Court Street.

Surveyor retained in a timely manner as directed by the Board. Report by the property owner at the Show Cause hearing as to what would be allowed on site by the Zoning Officer appears to have been found to have been overly optimistic.

OTHER BUSINESS:

The members discussed the planned work session scheduled to take place prior to the January meeting. Mr. Levine asked if it would be better to hold the session at the end of the regular meeting, instead, to enable participation from consultants and other interested parties.

OTHER BUSINESS (CONT.):

Mr. Barron noted that a half-hour may not be sufficient time for a comprehensive discussion.

Mr. Stone reminded the members that the session was for the specific purpose of discussing consistency in enforcement, and that Ms. Shemitz had promised the distribution of a brief outline of ideas prior to the meeting. He was confident that with some forethought on the subject by members, a half-hour would be adequate. Mr. Stone noted that the purpose of the session was for discussion among the Board members, and not intended as an open forum for opinions. He welcomed a similar outline of ideas on other topics with the scheduling of a work session once specific topics were identified.

Mr. Emerson noted that all Board meetings were open to the public, but that the Board was not obligated to entertain public comment unless the meeting was posted as a public hearing.

The work session will convene at 7:00 P.M. on January 17, 2008 to be followed by the regular meeting.

There being no further business, the Board adjourned at 9:50 P.M.

Louis P. Levine, Chairman

Minutes prepared from meeting notes recorded by David M. Emerson.