

**ENVIRONMENTAL PROTECTION BOARD  
CITY OF STAMFORD  
June 19, 2008**

**Present:** Gary Stone, Chairman; Barbara Hicks, Member; Louis Levine, Member; Leigh Shemitz, Member (arrived at 7:40 P.M.); Peter Conetta, Alternate Member.

**Also present:** David M. Emerson, Director.

The regular meeting convened at 7:30 P.M. and adjourned at 9:20 P. M. and was tape recorded.

**MINUTES:**

Mr. Levine made the motion to approve the minutes of the May 22, 2008 meeting as presented.

The Board members voted on the motion as follows:

APPROVAL – YES – Ms. Hicks, Mr. Levine, Mr. Stone. ABSTAIN - Mr. Conetta.  
Ms. Shemitz not present.

Ms. Shemitz joined the meeting at 7:40 P.M.

**APPLICATIONS & PERMITS:**

**#2811 – Echo Hill Drive – Lot 7, W. Halpern f/ Estate of Eugene J. Bucur.**

The applicant is proposing to install a curtain drain and drain pipe, proximate to wetlands, on property within the drinking water supply watershed of the Mianus River at 91 Echo Hill Drive.

**In attendance were:** Mr. and Ms. Halpern (owners/applicants).

Mr. Emerson summarized the application for the Board.

**Motion By:** Mr. Levine made the motion to adopt the findings and recommendations of staff and approve the application with the conditions listed in the Agenda Summary report dated June 16, 2008.

The Board members voted on the motion as follows:

APPROVAL – YES –, Ms. Shemitz, Mr. Levine, Mr. Stone, Ms. Hicks, Mr. Conetta.

**#2813 – Long Ridge Road – Lot 1A1, F. Ocampo.**

The applicant is proposing to install a replacement septic system proximate to wetland areas on property within the non-drinking water supply watershed of the Rippowam River at 1520 Long Ridge Road.

Mr. Emerson summarized the application for the Board.

**Motion By:** Ms. Hicks made the motion to adopt the findings and recommendations of staff and approve the application with the conditions listed in the Agenda Summary report dated June 10, 2008.

The Board members voted on the motion as follows:

APPROVAL – YES –, Ms. Shemitz, Mr. Levine, Mr. Stone, Ms. Hicks, Mr. Conetta.

**#2814 – Vineyard Lane – Lot 15A, Vineyard Development.**

The applicant is proposing to utilize a portion of designated Conservation Area for the expansion of residential yard space on property within the non-drinking water supply watershed of the Rippowam River at 43 Vineyard Lane.

**In attendance were:** Susan M. Kisken, P.E., Redniss & Mead, Inc. (project engineer).

Ms. Kisken summarized the application for the Board. Discussion focused on the extent, configuration, and purpose of designated open space areas.

**Motion By:** Mr. Conetta made the motion to adopt the findings and recommendations of staff and approve the application with the conditions listed in the Agenda Summary report dated June 13, 2008.

The Board members voted on the motion as follows:

APPROVAL – YES –, Ms. Shemitz, Mr. Levine, Mr. Stone, Ms. Hicks, Mr. Conetta.

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

**#2817 – Klondike Avenue – Lot L, F. Gentile.**

The applicant is proposing to maintain an above ground pool with deck and filter, gravel play area, stone curbing, and concrete pavers within and proximate to wetland areas property within the non-drinking water supply watershed of the Noroton River at 99 Klondike Avenue.

**#2818 – Cedar Heights Road – Lot B, R. Czebiniak.**

The applicant is proposing to maintain a stone-lined drainage channel, pathways, landscaping, and a play set 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 250 Cedar Heights Road.

**#2819 – Long Ridge Road – Lot A, O. Bukai.**

The applicant is proposing to construct a pipe-discharge for a storm-water drainage system associated with a new commercial development proximate to a watercourse on property within the non-drinking water supply watershed of the Rippowam River at 1068 Long Ridge Road.

**#2820 – Burwood Avenue – Lot 25, S. Maleh.**

The applicant is seeking permission to construct a new single-family residence and associated driveway, parking, drainage and other facilities proximate to wetlands and within designated flood hazard areas on property near Long Island Sound along the south side of Burwood Avenue near its intersection with Southfield Avenue.

**#2821 – Burwood Avenue – Lot 27, D. Maleh.**

The applicant is seeking permission to construct a new single-family residence and associated driveway, parking, drainage and other facilities proximate to wetlands and within designated flood hazard areas on property near Long Island Sound along the south side of Burwood Avenue near its intersection with Southfield Avenue.

**#2822 – South Lake Drive – Lot 54, J. Waterman.**

The applicant is seeking permission to construct a new single-family residence and associated driveway, parking, drainage, septic system, and other facilities proximate to wetlands and watercourses on property within the drinking water supply watershed of the Mianus River and Bargh Reservoir adjoining (north)  
221 South Lake Drive.

**#2823 – West Bank Lane – Lot 13, C. Musilli.**

The applicant is seeking permission to construct two new chimneys and a deck proximate to wetlands, watercourses, and designated flood hazard areas on property within the drinking water supply watershed of the Mianus River at 67 West Bank Lane.

**Motion By:** Mr. Levine 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. Shemitz, Mr. Levine, Mr. Stone, Ms. Hicks, Mr. Conetta.

**ENFORCEMENT – SHOW CAUSE HEARING:**

**42 Pinnacle Rock Road - Lot L7, B. Arbitrio.**

Regulated activities include the alteration of natural vegetation, construction of a driveway, construction of stone walls and stone patio, construction of a storage building, construction of a patio, and site grading proximate to wetlands and watercourses on property within the drinking water supply watershed of the East Branch Mianus River at 42 Pinnacle Rock Road.

**In attendance were:** Mr. and Mrs. Arbitrio (owners/respondents).

Mr. Emerson summarized the facts and circumstances for the Board. Mr. Arbitrio reported that he had an updated survey completed, and asked the Board to defer any final decision until an application for a permit is considered.

**Motion By:** Ms. Shemitz made the motion to maintain the cease and desist order in effect and to defer further action to the July meeting with the expectation that an application will be filed in a timely manner.

The Board members voted on the motion as follows:

APPROVAL – YES –, Ms. Shemitz, Mr. Levine, Mr. Stone, Ms. Hicks, Mr. Conetta.

**OTHER BUSINESS:**

**#2522 – Washington Boulevard/North Street/Renwick Street, City Place.**

**In attendance was:** Jacqueline Olschan, Esq., Sandak Hennessey & Greco, LLP. (representing City Place Realty).

Mr. Emerson summarized the circumstances for the Board pertaining to the timely request for a one-year extension of the permit.

**#2522 – Washington Boulevard/North Street/Renwick Street, City Place (Cont.).**

**Motion By:** Ms. Shemitz made the motion to approve the extension request subject to the following additional condition:

19.) Any unauthorized use of the site for the stockpiling, transfer, or storage of construction materials, fill, or construction equipment or machinery shall result in the voiding of this permit. Determination to be made by the Board following the issuance of a Cease and Desist Order and the holding of a Show Cause Hearing following the procedures prescribed in Section 10 of Stamford's Inland Wetland and Watercourses Regulations.

The Board members voted on the motion as follows:

APPROVAL – YES –, Ms. Shemitz, Mr. Levine, Mr. Stone, Ms. Hicks, Mr. Conetta.

**Exploring Neglected Opportunities.**

Mr. Stone introduced a general discussion of ways for the Board to be more active and visible in environmental issues. Ms. Shemitz suggested that the Board could do more in promoting environmental awareness, and could more directly partner with local initiatives and groups such as the Bar Association. It was noted that the Connecticut Association of Conservation and Inland Wetland Commissions (CACIWC) might be a source of ideas. Further discussions to follow.

There being no further business, the Board adjourned at 9:20 P.M.

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Gary Stone, Chairman

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