



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

October 13, 2009

MEMO TO: EPB Members

FROM: David M. Emerson, Executive Director

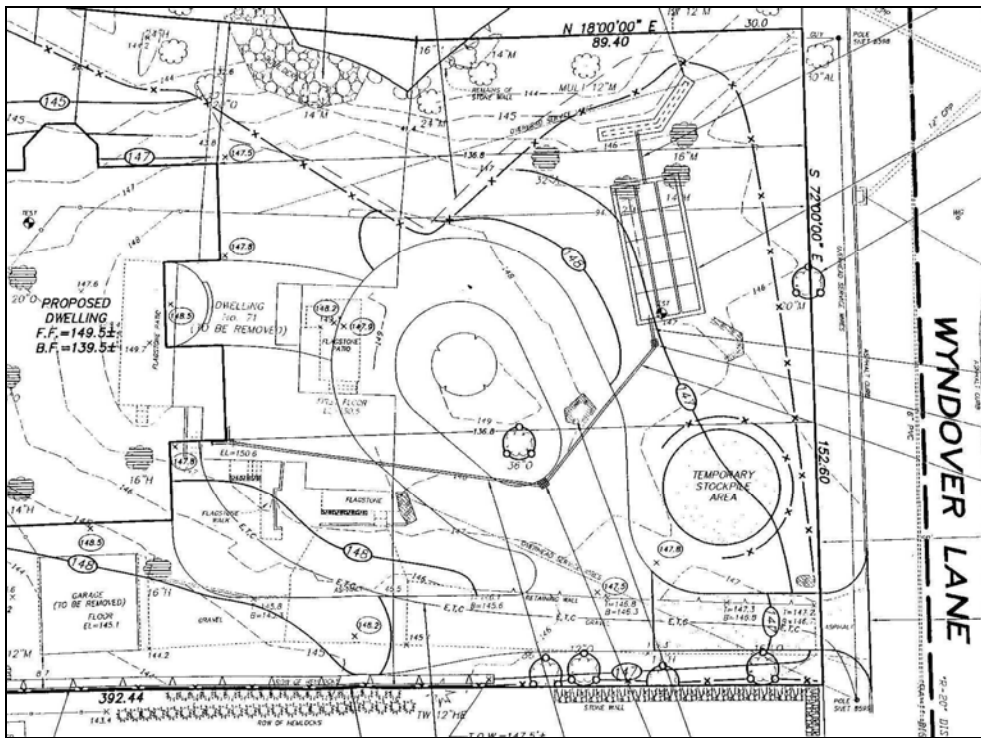
SUBJECT: Cease and Desist Order and Show Cause Hearing
71 Wyndover Lane - Lot 6, Anthony Meconiates

An inspection of the property at 71 Wyndover Lane on August 27th resulted in the determination that grading, filling, wall construction and other activities requiring a permit from the City of Stamford Environmental Protection Board have been undertaken without the required authorizations. In addition, the property owner also failed to submit plans for review and to obtain the required Erosion Control Permit from the Zoning Enforcement Officer.

The property owner, Anthony Meconiates, was notified by letter dated September 1st. In order to formalize the circumstances, the Board authorized the issuance of a Cease and Desist order with the required Show Cause Hearing scheduled for October 22, 2009.

At that time, the Board may review the facts and circumstances pertaining to this matter, and progress, if any, toward compliance.

It is the purpose of the Show Cause Hearing to provide a venue for the confirmation that a violation has indeed occurred. The respondent is afforded an opportunity to address this issue and provide pertinent information to the Board.



Plan as filed with the EPB as part of the development of a new house on the property During 2005. Wetlands and buffer/setback areas are depicted. Accordingly, the presence And location of regulated areas within the property subject to the jurisdiction of the EPB Are beyond dispute.

Land disturbance, wall construction, and alteration of vegetation within wetlands and within buffer/setback areas to wetlands and watercourses without the required EPB permit is a violation of the Board's Inland Wetland and Watercourses Regulations. In addition, the unauthorized site work may have impacted the functioning of the storm water management facilities.



Rock wall and associated fill within the front yard is pictured. Additional site work has occurred in other areas of the site. Wetlands and watercourses, Rizzuto site, to right.

Staff recommends that the Board act to maintain the Cease and Desist Order in effect, and modify it to require the submittal of an updated surveying cataloguing existing (current) conditions. A permit application seeking permission for regulated activities should be submitted in a timely manner.

The Board may elect to direct staff to file a Notice of Violation on the Stamford Land Records if reasonable progress is not made.

Thank you.



Environmental Protection Board

September 1, 2009

Anthony Meconiates
71 Wyndover Lane
Stamford, CT 06902

RE: 71 Wyndover Lane – Lot 6 – Alteration/Filling Within Wetlands and Buffer/Setback

Dear Mr. Meconiates:

An inspection of your property on August 27th resulted, as you know, in the determination that grading, filling, wall construction and other activities requiring a permit from the City of Stamford Environmental Protection Board have been undertaken without the required authorizations. In addition, you have also failed to submit plans for review and to obtain the required Erosion Control Permit from the Zoning Enforcement Officer.

Specifically, land disturbance within the yard areas and within other areas of the property falling within or near wetlands and watercourses requires the obtaining of an Inland Wetland and Watercourses permit from the Environmental Protection Board. The installation of fencing, and any activities that disturb more than 10,000 square feet of land, including bringing in fill to level the yard, also require Fence and Erosion Control Permits from the Zoning Enforcement Officer.

Land disturbance, wall construction, and alteration of vegetation within wetlands and within buffer/setback areas to wetlands and watercourses without the required EPB permit is a violation of the Board's Inland Wetland and Watercourses Regulations. You also may have impacted the functioning of your storm water management facilities.

As we discussed, you will need to provide an updated survey plan depicting existing and proposed conditions. Additional technical information may be required. During the interim, you must stop any further work.

Please call me at 203-977-5021 with any questions.

Sincerely,

David M. Emerson
Executive Director



Dannel P. Malloy, Mayor

Environmental Protection Board

October 13, 2009

Anthony Meconiates
71 Wyndover Lane
Stamford, CT 06902

RE: 71 Wyndover Lane – Lot 6 – Cease and Desist Order

Dear Mr. Meconiates:

An inspection of your property on August 27th resulted, as you know, in the determination that grading, filling, wall construction and other activities requiring a permit from the City of Stamford Environmental Protection Board have been undertaken without the required authorizations. In addition, you have also failed to submit plans for review and to obtain the required Erosion Control Permit from the Zoning Enforcement Officer.

Specifically, land disturbance within the yard areas and within other areas of the property falling within or near wetlands and watercourses requires the obtaining of an Inland Wetland and Watercourses permit from the Environmental Protection Board.

Land disturbance, wall construction, and alteration of vegetation within wetlands and within buffer/setback areas to wetlands and watercourses without the required EPB permit is a violation of the Board's Inland Wetland and Watercourses Regulations. You also may have impacted the functioning of your storm water management facilities.

You were notified of these findings by letter dated September 1, 2009.

In order to formalize these circumstances, and in light of the potential for adverse impacts on water resources and storm water management, the Environmental Protection Board hereby orders you to Cease and Desist from maintaining conditions on this property affecting regulated areas.

It is the intent of this order to establish a timetable for you to bring the site into compliance.

According to Section 10 of the Environmental Protection Board's Regulations, you are entitled to a hearing on this order.

This matter will be given consideration at a Show Cause Hearing scheduled for Thursday, October 22, 2009 at a meeting beginning at 7:30 P.M. in the Planning Board Conference Room, 7th floor of the Stamford Government Center.

Your attendance, and/or the attendance of your representatives, is requested.

Please call me at 203-977-5021 to discuss the specifics of the hearing.

Sincerely,

David M. Emerson
Executive Director

CERTIFIED MAIL – 7006 0100 0002 0747 5382