



ENVIRONMENTAL PROTECTION BOARD

CITY OF STAMFORD, CONNECTICUT  
INTER - OFFICE CORRESPONDENCE

AUG 31 2017

Memo To: Vineeta Mathur, Associate Planner  
Zoning Board, Stamford

From: Richard H. Talamelli, Executive Director/Environmental Planner  
Environmental Protection Board

Subject: 0 Turn of River Road  
High Ridge Office Park  
High Ridge Road Real Estate Owner, LLC/Life Time Fitness  
Zoning Board Application No. 217-01

Date: August 17, 2017

Environmental Protection Board Staff has initiated its review of the proposed text amendment (ZB 217-01) for property situated at 0 Turn of River Road, Stamford, Connecticut (High Ridge Office Park). Based upon an inspection of the site and review of the preliminary materials referred to this office, it has been determined that additional information is warranted to better establish the effect of the text amendment, the impact of the proposed development, and the permits that may be necessary to move the project forward. **Accordingly, EPB Staff requests that the Zoning Board defer from action on this application until the following additional information is generated and reviewed by City Staff:**

- Copy of the soils report issued by a Connecticut Soil Scientist for the entire parcel.
- Report from a Connecticut Arborist to identify significant individual or groups of trees and providing recommendations to preserve and protect important tree resources. Recommended practices may include provisions for the elimination/relocation/reconfiguration of certain structures and features, the construction of wells/walls, implementation of alternative grading, the removal of select trees, pruning, and the application of certain construction controls such as drip line protection, trunk protection, the establishment of specific compaction free zones, etc.
- Report from a qualified environmental professional assessing the potential impact the project may have on wetlands, watercourses, valued natural and cultural resources, slopes, grade, important habitats, etc. The assessment shall include a discussion of possible design alternatives to reduce the potential for resource impacts or enhance the overall environmental qualities of the site. Possible alternatives may include, but are not limited to, a reconfigured parking/access scheme to increase the setback to wetlands, watercourses and adjoining conservation areas, the use of structured parking in areas of existing pavement to reduce the potential for tree loss, grade change, total site imperviousness and runoff, etc.
- Submission of construction control, sediment and erosion control, drainage, and water quality plans/reports by a Connecticut Engineer focusing on the use of "low impact development

principals." Note that the drainage scheme shall include the measures/practices minimize impacts on drainage, soils, infrastructure, and adjoining properties. Note that any reports, study methodology, and preliminary design plans shall be referred to Stamford Engineering Bureau Staff for review/comment.

- Existing and proposed fuel sources and storage requirements.
- Submission of advanced site development plans by a Connecticut Engineer clearly depicting existing and proposed structures and features, drainage, utilities, and topography, etc. Note that the revised plans shall be responsive to the reports and assessments described above.

The above constitutes our preliminary list of information necessary to proceed with the review of this application. Additional information may be required upon further field inspection, our review of the applicant's responses, or upon the receipt of comments from other City agencies/interested parties.

Please call if you have any questions.

cc: S. Kisken, Coordinator of Plan Review  
R. Blessing, Land Use Bureau Chief