

Environmental Land Solutions, LLC

Landscape Architecture & Environmental Planning

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March 7, 2025

Environmental Protection Board (EPB)
City of Stamford
888 Washington Blvd.
Stamford, CT 06901

Re: Environmental Assessment - Proposed Two-Lot Subdivision
90 Haviland Road, Stamford, CT

Dear Board Members:

Steve Aivalis, owner of the above referenced property, is proposing to subdivide the existing site into two lots. One proposed lot would be located along Haviland Road and the second to the rear (south). Some of the site improvements on the proposed lot are located within the upland review area (URA) of an onsite wooded wetland and a permit from the EPB is required for the subdivision and proposed site work.

Environmental Land Solutions, LLC (ELS) has been retained by the property owner to prepare this Environmental Assessment report which describes the project with emphasis placed on inland wetland and watercourse resources, their functions and potential development-related impacts to these regulated areas. This report also describes proposed measures designed to minimize development-related impacts to regulated areas and to enhance the site's overall environmental value. ELS was also retained to prepare an EPB Landscape Plan. To complete this task, ELS staff reviewed the site plans prepared by Kousidis Engineering, LLC and visited the site on January 24, February 14 and 28, and March 7, 2025.

Existing Conditions

The somewhat rectangular-shaped 2.04 ± acre lot is located on the south side of Haviland Road. The surrounding properties are developed with single family dwellings. The site is wooded and vegetated with Red Oak, Red Maple, Black Birch, Shagbark Hickory, American Holly, Briar, and Multiflora Rose. A Bamboo stand is found just to the east of the site. A newly constructed house to the south of the site has a drive located along the property's western boundary. This offsite driveway appears to not be fully constructed.

The site's topography is moderately sloping from a highpoint 344' in the southwest to a low point of 326' in the northeast corner. The plans shown an 180' long, east to west running stone wall found by the site's center.

Wetlands and Watercourses

The site's banana-shaped wetland, confined to the north and northeast sections of the site, measuring approximately 0.375 acres, appears to extend 10' ± off the site to the east. The wetland contains a small shallow ponding area near the eastern property boundary. The wetland's surface is covered with leaf litter and woody debris. Red Maple, Spicebush, Multiflora Rose, Briar, Highbush Blueberry, and Clethra grow within the wetland. An old mesh fence lines the wetland near Haviland Rose. The upland to the south of the wetland is relatively free of trees. A small area of *Pachysandra* groundcover grows between the existing stone wall and the wetland.

Wetlands Functions

Based upon personal experience and the publication entitled "The Highway Methodology Workbook Supplement, Wetland Functions and Values, A Descriptive Approach," prepared by the US Army Corps of Engineers, NEDEP-360-1-30a, September 1999, the primary functions that can be attributed to the site's wetlands include groundwater discharge, sediment retention, nutrient removal by plant uptake, wildlife habitat, and production export (food) as primary functions. Other wetland functions present, but to a lesser degree, include recreational value (such as wildlife observation) for the property owner.

Wildlife

A review of the online CT DEEP NDDB map (December 2024) indicates that the site lies outside of any delineated "State and Federal Listed Species & Significant Natural Communities" area. ELS staff observed no species of special concern, threatened species, or endangered species on or near the site during the site visits.

Ponding Areas (Potential Vernal Pool Habitat)

Due to the time of year, it is uncertain if the site's shallow ponding area is used by obligate vernal pool wildlife species. This waterbody was covered with ice during the site visits. To the north of the site, a ponding area is found within the wetland directly across Haviland Road. A stone retaining wall borders Haviland Road by this wetland.

The City's GIS maps suggest two ponding areas off the site. One GIS ponding area, located about 550' to the northeast of the site, is located within a wooded wetland and out of public view. The second GIS ponding area, also out of public view, is found approximately 900' to the southeast.

Proposed Condition

The site plans propose to subdivide the lot into two parcels (2B and 2C). The northern lot (2B) is somewhat rectangular-shaped with the new house centrally located. On the irregular-shaped lot 2C, the house site is to the south of lot 2B. To the east of lot 2B, lot 2C has a 50' wide extension to Haviland Road. The proposed lot line found between the two house sites roughly follows the existing stone wall.

Both lots have proposed driveways that are accessed from the offsite existing driveway to the west. The lots are serviced by onsite septic systems and wells. No swimming pools are shown on the site plans. The stone wall will remain except for a 30' section required to be removed for lot 2C's driveway. Erosion controls are proposed to minimize erosion and sedimentation during construction.

Drainage System

The drainage system proposes the use of underground detention galleries (Cultec recharges) to detain, treat, and infiltrate stormwater runoff. A level spreader is proposed on lot 2B at the footing drain discharge point.

EPB Landscape Plan

The EPB Landscape Plan, prepared by our firm, proposes 5 deciduous trees and 21 shrubs along the 25' wetland offset line and 8 evergreen trees between the two lots. The new plantings will enhance wildlife habitat, assist in soil stabilization, and aid in cleansing of stormwater runoff by removing nutrients by plant uptake. The evergreen trees will also provide screening. This plan indicates a boulder row is proposed along the 25' wetland offset. All of the plantings, and boulder row, are proposed on lot 2B.

Potential Impacts to Wetlands

The project proposes no direct impacts to inland wetlands or watercourses. No disturbance, including tree removal, is proposed within 25' of the flagged wetland line.

Potential Development Related Impacts:

Potential development-related adverse impacts typical to regulated areas which are relevant to the proposed site improvements are listed below.

Direct Wetland Impacts: None.

Short-term Degradation of Water Quality: During construction, short-term water quality impacts, such as erosion and sedimentation, will be controlled by the use of properly installed and maintained erosion and sediment controls. Earth disturbance proposed on the site's gently

sloping topography is not anticipated to be a significant erosion and sedimentation concern.

Long-term Degradation of Water Quality: The proposed underground detention galleries will aid to filter and infiltrate stormwater runoff from the site's impervious areas.

Alteration of Hydrology: The two lots will continue to slope down toward the wetland area. The project will not adversely alter the wetland's hydrology.

Loss of Wildlife Habitat: The two-lot development is designed to minimize impacts to wetland dependent wildlife. The proposed native plantings along the wetland buffer will enhance wildlife habitat. The proposed boulder row will aid to prevent landscape encroachment into the wetland buffer. Recommendations below are suggested to maintain the site's wildlife habitat. Due to distance of over 550' ± (or greater) from the site, no impact to the two offsite vernal pools is anticipated. The existing stone wall that lines the north side of Haviland Road will prevent any amphibian from access the subject site from the ponding area found to the north of the property.

Long-term wetland impacts, such as wetland filling, decreased groundwater recharge, reduced stream flow, diversion or dewatering of wetlands or watercourse, loss of flood water storage, fragmentation of wetland habitats, and loss of stream shading are not applicable to the proposed project.

Recommended Mitigation Measures

The following measures are recommended to maintain and enhance the general environmental quality of the site:

1. For habitat enhancement purposes and shading of the ponding area (to reduce thermal pollution), plant 3 Swamp White Oaks (1½ -2" cal. in size) within the open area just to the south of the wetland.
2. Remove the area of Pachysandra by hand pulling. Replant this area with 25 Hayscented Ferns(1 qt. container size).
3. Remove the old mesh fence along the road edge.
4. Just prior to tree removal, and after the installation of the silt fencing, wildlife sweeps should be made across the development portion of the property. Any caught wildlife within the development area shall be deposited on the down side of the silt fence.
5. Leaf litter and woody debris within the wetland, and wetland buffer, shall remain.
6. For GIS purposes, the site's wetland shall be searched for obligate vernal pool species during the end of March and throughout April. Any observed onsite vernal pool

species shall be reported to the City.

Summary

The project proposes to subdivide the 2.04 acre site into two lots. The site contains a wooded wetland in the northeast corner of the property. A shallow ponding area was observed within the wetland. Due to the great distance from offsite mapped vernal pools, there will be no significant adverse impact from the proposed development to these areas.

The site plans propose treatment of stormwater runoff that includes the use of underground detention galleries and level spreaders, and erosion controls to contain construction related sediments from entering the wetland buffer area. The EPB Landscape Plan proposes the installation of native plantings and a boulder row along the edge of maintained landscaping to aid in protecting the wetland buffer from landscape encroachment. Additional measures to enhance the site's environmental value are recommended within this report. Together, these measures will aid to minimize potential adverse wetland impacts.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew J. Popp". The signature is fluid and cursive, with a period at the end.

Matthew J. Popp
Professional Wetland Scientist / Landscape Architect
haviland road 90-stamford-2025 ea.wpd