



CITY OF STAMFORD, CONNECTICUT
ENVIRONMENTAL PROTECTION BOARD
PERMIT

EPB Permit Application #2025-05
Permit Issuance Date: March 20, 2025

BLOCK 377

Permittee: Horn & Hoof Properties LLC
76 New Canaan Avenue #7
Norwalk, CT 06850

Project Location: 16 Wire Mill Road & 961 Long Ridge Road; Lots B & 24A

PERMIT #2024-05 TO CONDUCT REGULATED ACTIVITIES with CONDITIONS

After a full review of the application record and the considerations set forth in Section 7.5 of the Inland Wetlands and Watercourse Regulations, the Environmental Protection Board has **APPROVED with CONDITIONS** the following activities on the 16 Wire Mill Road and 961 Long Ridge Road property of Horn & Hoof Properties LLC: to develop the parcels with nine three-bedroom single-family dwelling units, a shared access driveway, parking expansion, and other related improvements. The Board determined these to be regulated activities not involving significant impact or major effect on the inland wetland or watercourse as defined in Section 2 of Inland Wetlands and Watercourses Regulations of the City of Stamford.

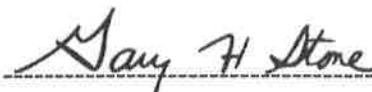
CONDITIONS OF APPROVAL

1. Work shall comply with the following plans:
 - "Development Plan – Sedimentation and Erosion Control Plan – Notes & Details (3 and 4 of 4)", prepared for Horn & Hoof Properties LLC, 16 Wire Mill Road & 961 Long Ridge Road, Stamford, Connecticut, certified by Matthew M. Kivijarv, CT PE 36982 of D'Andrea Surveying & Engineering, P.C. – last revised February 10, 2025.
 - "Drainage Summary Report", prepared for Horn & Hoof Properties LLC, 16 Wire Mill Road & 961 Long Ridge Road, Stamford, Connecticut, certified by Matthew M. Kivijarv D'Andrea Surveying & Engineering, P.C. – last revised February 10, 2025.
 - "Landscape Plan," Cottages at Wire Mill, 361 Long Ridge Road & 16 Wire Mill Road, Stamford, Connecticut, by Matthew Popp of Environmental Land Solutions, LLC – last revised February 18, 2025.
2. Submission of a permit filing fee in the amount of \$65.00 within fifteen days of the decision's publication (on or about March 31, 2025).
3. "Permit Compliance Fee" in the amount of \$3,000.00 shall be filed with the Environmental Protection Board. The initial fee shall be submitted to the EPB prior to the start of any site activity and issuance of building permit. Subsequent fees shall be submitted on an annual basis on or before the anniversary of the permit's effective date until the project is satisfactorily completed. Said fee is required pursuant to Section 19 of the "Inland Wetland and Watercourse Regulations."
4. A Contractor's Compliance Statement completed by the contractor engaged to perform the regulated activities shall be submitted to EPB staff no less than 48 hours prior to the start of work. (https://stamfordct.seamlessdocs.com/f/contractors_compliance_statement).

5. Sediment and erosion controls shall be installed by the permittee and shall be inspected and approved in writing by EPB staff prior to the start of any other site activity.
6. Final approval by the Stamford Engineering Bureau and Health Department prior to the start of any on-site activities and issuance of a building permit.
7. Submission of a performance bond or certified check to secure the timely and proper performance of temporary and permanent sediment and erosion controls, landscaping, drainage, mitigation activities, and supervision/certifications. A detailed estimate of cost shall be supplied to EPB staff for approval prior to the submission of the performance surety. The performance surety shall be submitted to EPB staff prior to the start of any on-site activities and issuance of a building permit.
8. All landscaping shall be implemented under the supervision of a certified landscaping professional with written certifications (signed/letterhead) submitted to EPB Staff prior to the issuance of a certificate of occupancy and release of surety.
9. All disturbed areas shall be stabilized with topsoil, seed and mulch, sod or other suitable alternatives prior to the issuance of a certificate of occupancy/completion and release of the performance surety.
10. Filing of a standard, City of Stamford, landscape maintenance agreement to ensure the survival of all proposed landscape enhancements prior to the issuance of a certificate of occupancy/completion and release of the performance surety.
11. Filing of a standard, City of Stamford, drainage facilities maintenance agreement to ensure the full and proper function of all drainage structures prior to the issuance of a certificate of occupancy/completion and release of the performance surety.
12. All engineered elements, including walls, grading, drainage, utilities, demarcation features, final stabilization measures, shall be completed under the supervision of a Connecticut Registered Professional Engineer with written certifications (engineer) and improvement location survey (surveyor) submitted to EPB Staff prior to the issuance of a certificate of occupancy/completion and release of the surety.

GENERAL TERMS AND CONDITIONS

1. This PERMIT is subject to the Inland Wetland and Watercourses Regulations of the City of Stamford and may be revoked for reasons indicated in Regulation section 14.5.
2. This PERMIT expires by limitation on **March 20, 2028** unless otherwise extended by the Board pursuant to Regulation section 10.
3. This PERMIT is not transferrable without the written approval of the Board or its designated agent.



Gary H. Stone, Chair