

**STAFF REPORT
ENVIRONMENTAL PROTECTION BOARD**

Date: August 7, 2025

Application #2025-21

Location: 120 Long Ridge Road

Applicant: Carmody Torrance Sandak Hennessey LLP for 120 Long Ridge LLC
and Toll Northeast V. Corp.

Watershed: Rippowam River (Non-drinking water supply)

FEMA FIRM: 09001C0508F (6/18/2010)

Flood Zones: AE 49.2-50.4 with floodway, X

Area: 26.0 acres

Account: 003-8214

Map: 103

Block: 247

Lot: B-R

References

- Plans entitled “120-C Long Ridge Road” prepared by Tighe & Bond – Cover Sheet – C100, Overall Site Plan – C604, Sanitary Sewer Plan and Profile Road “E”-2 – C702, Soil Erosion and Sediment Control Plan Initial Phase-2 – C707, Soil Erosion and Sediment Control Notes and Narrative – C708, Soil Erosion and Sediment Control Details – C807, Details-7 – certified by Kirk W. Lindquist, CT PE #22850 and John W. Block, CT PE & LS #8488 – dated July 11, 2025.
- Plan entitled “Property & Topographic Survey – Parcel “C” 120 Long Ridge Road, Stamford CT” prepared by Redniss & Mead Inc. – certified by Jorge P. Pereira, CT LS #70179 – dated December 11, 2024.
- Plan entitled “Property Survey Depicting Adjustment of Lot Line – Parcel “C” & Parcel “B-R” – 120 Long Ridge Road, Stamford CT” prepared by Redniss & Mead Inc. – certified by Jorge P. Pereira, CT LS #70179 – dated July 1, 2025.

Proposal

The applicant proposes to install a sanitary sewer lateral in a wetland/watercourse upland review area. This application was filed on July 16, 2025, and was accepted by the Board at its meeting held on July 17, 2025.

Description of Project Area

210 Long Ridge Road is a ±26-acre property located on the west side of Long Ridge Road approximately 550 feet north of the intersection with Cold Spring Road. The site is developed with an office building, parking garage, power plant, and surface parking areas. The majority of the site slopes to the west from Long Ridge Road to the Rippowam River while the southeast part of the site slopes to the south toward wooded wetlands on the abutting property. The Rippowam River flows to the south along the western property line and features a riparian wetland that supports both scrub-shrub and wooded vegetation. The wetlands were flagged by Bruce C. Laskey in 1995 and consist of undisturbed Pootatuck fine sandy loam and disturbed Udorthents soils. A 20-foot wide river walk easement runs parallel to the river.

This property is not located within a Connecticut Natural Diversity Data Base area of concern.

Prior EPB Actions

Application 2831 Remove soil contaminated with coal and coal residuals

Issues/Discussion

The applicant proposes to install an 8" sewer lateral to connect their planned residential development project at 120-C Long Ridge Road to the existing sanitary sewer main that is located on the west side of 120 Long Ridge Road. The last 95 feet of this lateral is the only activity associated with the 120-C Long Ridge project that encroaches into an upland review area and this work will temporarily disturb approximately 1,500 square feet of the URA. EPB staff are conducting a separate review of the entire 120-C Long Ridge project on referral from the Zoning Board (i.e., Zoning Board Application #225-29).¹

As shown on the cross section on sheet C-604, the last 212 feet of the lateral will require excavation of a ~10 foot deep trench in order not to interfere with an existing 24" pipe. The applicant has provided the following additional details of how this work will be done:

- The trench for the 8" lateral will be 4 feet wide.
- Reinforced silt fencing and/or haybales will be used to isolate the work area from the nearby river and wetland. The work will start at the manhole on the sewer main, which is labeled SMH-EX-01 on sheet C-604. The 126-foot long section of pipe to SMH-01 will be installed and backfilled before installation of the section between SMH-01 and SMH-02 will begin. A pump with filtered discharge point will be available to dewater the trench if groundwater is encountered.
- Installation of the entire 212 linear feet of pipe to SMH-02 is estimated to take 2-3 days.

In order to avoid having to deal with rainwater collecting in the trench, installation of this portion of the sewer lateral should be done when an extended period of dry weather is forecast.

The GIS aerial indicates the area around the sewer main manhole is wooded. The applicant has offered to remove invasive shrubs that may be found in the work zone, protect nearby large trees, and provide a planting plan of native trees, shrubs, and perennials to help restore the area that will be disturbed in this operation.

This project poses little likelihood of adverse short or long term wetland impact based on the limited duration of this project, the protective measures to be employed, and the proposed restoration of the area that will be disturbed.

¹ NB: The graphical scale shown on the sheet C-604 inset plan is incorrect.

Recommendation

Staff recommends issuance of an agent-approved permit with the following conditions:

1. Work shall comply with the plans entitled:
“120-C Long Ridge Road” prepared by Tighe & Bond – Cover Sheet – C100, Overall Site Plan – C604, Sanitary Sewer Plan and Profile Road “E”-2 – C702, Soil Erosion and Sediment Control Plan Initial Phase-2 – C707, Soil Erosion and Sediment Control Notes and Narrative – C708, Soil Erosion and Sediment Control Details – C807, Details-7 – certified by Kirk W. Lindquist, CT PE #22850 and John W. Block, CT PE & LS #8488 – dated July 11, 2025.
2. The permittee shall submit a permit filing fee of \$70.00 within fifteen days of the decision’s publication (i.e., on or before August 27, 2025).
3. The permittee shall submit a “Permit Compliance Fee” in the amount of \$200.00 to the EPB prior to the start of the activities authorized herein. 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.
4. A performance bond in the amount of \$1,000.00 is required to ensure the timely and proper implementation of the sediment & erosion controls needed to protect the watercourse and wetlands during this project. The permittee shall submit this performance bond to EPB staff prior to the start of the activities authorized herein.
5. 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).
6. Reinforced silt fencing and/or haybales will be used to isolate the work area associated with installation of the sewer lateral and manholes from SMH-EX-01 to SMH-02. A pump with filtered discharge point shall be available on site to dewater the trench if groundwater is encountered.
7. Installation of the sewer lateral and manholes from SMH-EX-01 to SMH-02 shall be done when an extended period of dry weather is forecast and as approved by EPB staff.
8. Upon the completion of construction and before release of the performance bond, all disturbed areas shall be stabilized with topsoil, seed and mulch, sod, or other suitable alternatives. Implementation of an EPB-approved planting plan consisting of native woody and herbaceous species may be required if woody vegetation is removed in the process of installing this sewer lateral.


Robert E. Clausi