

29-5000-012  
October 31, 2025

Mr. Robert Clausi, Executive Director  
Environmental Protection Board  
City of Stamford – Government Center  
888 Washington Boulevard, 7<sup>th</sup> Floor  
Stamford, CT 06901

Re: **Application #225-28**  
**120 Long Ridge Road**  
**120 Long Ridge, LLC**

Dear Mr. Clausi:

Thank you for the opportunity to address your comments for the above-referenced project in the City of Stamford. The following summarizes the comments from 8-4-2025 memorandum in *italic* and our responses in **bold** text:

1. *Engineering Department approval of the stormwater management plan shall be obtained prior to issuance of a building permit and the start of any site activity.*

**Response: So noted.**

2. *Submission of a performance bond or certified check or other acceptable form of surety to secure the timely and proper performance of sediment and erosion/construction controls, drainage, and professional supervision and certifications. A detailed estimate of these costs, plus a 15% contingency, shall be supplied to EPB and Engineering Bureau 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 site activity and issuance of a building permit.*

**Response: So noted.**

3. *The developer shall arrange a pre-construction site meeting to review the final development plans and project logistics. This meeting shall include the project contractor, project engineer, appointed site monitor, and staff from the Stamford Environmental Protection Board and Engineering Bureau. The final plans shall include a means for the filtered dewatering of the excavations associated with the installation of the new water service line and the hydrodynamic separator.*

**Response: So noted.**

4. *Sediment and erosion controls shall be installed and approved in writing by EPB staff prior to the start of any other exterior site activity.*

**Response: So noted.**

5. *Upon the completion of all construction activities and prior to the receipt of EPB authorization for a final certificate of occupancy/completion, all disturbed earth surfaces shall be stabilized with topsoil, seed, and mulch, sod, or other suitable*



alternatives. The stabilization requirement applies not only to lawn and landscape space, but to all gutter outfalls, driplines, walkways, drives, land areas under exterior stairs and decks, etc.

**Response: So noted.**

6. All drainage, grading, final stabilization measures, and other engineering elements shall be completed under the supervision of a Connecticut registered professional engineer/surveyor with an improvement location survey (surveyor) and written certifications (engineer) submitted to EPB staff prior to endorsement of a certificate of occupancy and release of surety.

**Response: So noted.**

7. Submit a standard City of Stamford drainage maintenance agreement to ensure the full and property function of all drainage structures prior to EPB endorsement of a certificate of occupancy and release of surety.

**Response: A stormwater management certification form will be provided to the City of Stamford once the drainage improvements are completed to confirm they were constructed in accordance with the design plans. The applicant is happy to accept a condition of approval requiring submission of a Drainage Maintenance Agreement prior to issuance of a certificate of occupancy.**

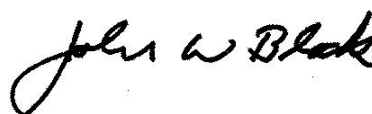
If you have any questions, please feel free to contact us at 860-852-5219.

Very truly yours,

**TIGHE & BOND, INC.**



Erik W. Lindquist, P.E., LEED AP  
Senior Project Manager



John W. Block, P.E., L.S.  
Senior Vice President