



**City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE**

September 15, 2025

To: Lindsey Cohen, Associate Planner
Land Use Bureau

From: Jaclyn Chapman, Environmental Analyst

Subject: Planning Board Subdivision Application #4059
188 Emery Drive East (2 Lots) / William Mark & Janice Linnan

REFERENCES

- Plan entitled “Topographic Survey Prepared for Mark Linna & Janice Linnan - 188 Emery Drive East, Stamford, Connecticut” prepared by D’Andrea Surveying & Engineering, P.C. - certified by Robert L. Liddel Jr., CT LS #15775 - dated August 14, 2025.
- Plan entitled “Subdivision Map Prepared for Janice Linnan & William Mark Linnan - 188 Emery Drive East and Knobloch Lane, Stamford, Connecticut” prepared by D’Andrea Surveying & Engineering, P.C. - certified by Robert L. Liddel Jr. - dated August 19, 2025.
- Plans entitled “Conceptual Development - 188 Emery Drive East, Stamford, Connecticut” prepared by D’Andrea Surveying & Engineering, P.C. - Conceptual Development Plan - Sedimentation & Erosion Control Plan - Notes & Details - Sight Distance Plan - certified by Leonard C. D’Andrea, CT PE #14869 - dated August 14, 2025.
- “Drainage Summary Report” prepared by D’Andrea Surveying & Engineering, P.C. - 188 Emery Drive East - certified by Leonard C. D’Andrea - dated August 14, 2025.
- “Wetland and Watercourse Delineation”, prepared for Mark and Janice Linnan, 188 Emery Drive East, Stamford, Connecticut, prepared by William L. Kenny of William Kenny Associates - dated April 8, 2024.

PROPOSAL & SITE CHARACTERISTICS

Subdivide a 0.95-acre parcel into two lots with a 4,400 square foot conservation easement and develop the western lot with a single-family residence and associated improvements. The existing residence will remain.

The subject property is located on a corner lot on the west side of Emery Drive East and the south side of Knobloch Lane. The existing house sits at the front of the site as shown on the Existing Conditions survey and the primary vegetative cover consists of lawn with other ornamentals. The property is relatively flat, with a small section of broadleaved deciduous woodland and wetlands located on the southwest corner of the property. The property is not located within the Coastal Management Area and is not in a FEMA-designated Special Flood Hazard Area. The property is not in a Natural Diversity Database area of special concern.

The wetlands on the property were delineated by William Kenny on April 8, 2024. The wetland is located in the southwest corner of the property and is a small segment of a primarily off-site woodland wetland. Wetland soils on the property were identified as Ridgebury Leicester Whitman extremely stony fine sandy loam soils (3). The property lies within the non-drinking water supply watershed of the Rippowam River. The Environmental Protection Board typically regulates a minimum fifty (50) feet upland review area to wetlands and watercourses situated in non-drinking water supply watersheds. A conservation easement including and surrounding the wetlands is proposed on the southern section of the proposed western lot.

Lot	Parcel ID	Map	Block	Zone	Acres	FEMA FIRM / Effective Date / Flood Zone Designation
18	001-1147	108	361	R-20	0.95	#09001C0508F / 7-8-13 / Zone X

DISCUSSION

The site improvement plan depicts the conceptual layout for development of a new single-family residence on the proposed western lot (“Lot 101”), asphalt driveway, and associated stormwater management facilities. The existing house on the proposed easterly lot will remain (“Lot 102”). This plan also depicts silt fencing and other standard erosion and sedimentation control measures typically required for this type of project. Environmental Protection Board staff will review the actual development plan as part of our building permit review and may have additional comments or requirements beyond those recommended below.

RECOMMENDATIONS

The EPB has no objection to this matter moving forward through the Planning Board’s review process, subject to the following conditions:

1. Work shall conform to the above-referenced plans and documents.
2. Submission for EPB staff review and approval of a standard Conservation Agreement consistent with the conservation easement areas shown on D’Andrea’s "Subdivision Map" dated August 19, 2025. The applicant shall execute and file the approved agreement concurrently with the filing of the final subdivision map.
3. The conservation easement area established under the terms of the Conservation Agreement shall be field staked with permanent markers prior to issuance of a building permit and the start of site activities. Iron pins and EPB approved conservation signage shall be installed along the easement boundaries at turning points and intervals of no less than 100 feet.
4. Engineering Department approval of the stormwater management design shall be obtained prior to issuance of a building permit and the start of any site activity.
5. Final civil, landscaping, and other related plans shall be subject to review and approval of EPB staff prior to issuance of a building permit and the start of any site activity.
6. Submission of a performance bond or certified check or other acceptable form of surety to secure the timely and proper performance of erosion and sedimentation controls, drainage, and landscaping. A detailed estimate of these costs 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 issuance of a building permit and the start of any site activity.

7. Property boundaries shall be staked in the field by a Connecticut licensed surveyor prior to the start of any site activity.
8. All sediment and erosion controls, including a high visibility construction fence along the edge of the conservation easement area, shall be installed and approved in writing by EPB staff prior to the start of any site activity.
9. Upon the completion of construction activities on each lot and prior to the receipt of EPB authorization for a final certificate of occupancy, all associated 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.
10. 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.
11. Submission of 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.

Thank you for providing EPB with the opportunity to review this subdivision application.