

Windermere on the Lake



Located in the historic Long Ridge area of North Stamford, Connecticut, Windermere on the Lake (WOTL) is a 74 acre conservation community with 24 lakeside homes and gardens. The community includes a gatehouse, a field house with a pool and tennis court, walking trails, and a floating dock. To prevent fragmenting the land and to maximize the continuous open space, a “design district” was established. Site development incorporated sustainable design features to protect and enrich the natural habitat.

Windermere showcases eco-friendly practices, such as solar powered street lighting, balanced site development, and a holistic habitat management plan to promote the growth of the natural surroundings.

Led by Mark Robbins, an extensive plan was developed with a team of environmental engineers and ecologists to have minimal impact on the natural environment, including low impact siting of each structure. The wetlands, woodlands, emergent marshes, meadows, and naturalized lawns were restored through removing invasive species, while also planting native plant species. Twenty-six bluebird nesting boxes were installed and box crib habitats were submersed in the lakes to enrich the habitat for spotted salamanders, wood frogs, and box turtles. The wetlands are protected with raised boardwalks. Vegetated buffers and water quality swales create a natural drainage system for storm water management and filtration. The use of pesticides and other pollutants are forbidden within the community.

The planned unit development (PUD) zoning, with shared amenities, allowed for the donation of 25 acres land trust to the Stamford Land Conservation Trust - the largest donation in the Trust’s history.

Windermere on the Lake was featured in the New York Times and on CNN. It is home to the first LEED certified luxury home of its size in the Northeast.

CONSERVATION COMMUNITY

Size: 74 acres
Residences: 24
Amenities: Gatehouse, Fieldhouse, Pool, Tennis, Dock, Trails, Ponds and a Lake
Protected Open Space: 50 acres
Project: Conservation Community
Address: 191 Erskine Road, Stamford, CT
Developer: National Realty & Development Corp.
Architects: Bartels-Pagliaro Architects
James Schettino Architects
Landscape Architect: Simon Johnson
Interior Designer: Karen Houghton Interiors

SUSTAINABLE PRACTICES

- Habitat Management Features
 - Invasive Species Removal
 - Submersed Fish Cribs
 - Bluebird Nesting Boxes
 - Extensive Pollinator Plantings
 - 25 Acre Nature Preserve
- Balanced Site Features
 - No Materials Exported from Site
 - Minimal Materials Imported
 - Minimized Cuts & Fills
- Storm Water Management & Filtration
 - Emergent Marsh Areas
 - Low Wetland Buffers
 - Forebays & Infiltration Basins
 - Water Quality Swales
 - Vortechnic Separators
 - Biofilter Community Septic
- Natural Gardens & Irrigation
 - Drought Tolerant Plants
 - Pesticide Free Site
 - Rainwater Harvesting Systems
- Solar Powered LED Street Lighting
 - Dark Skies Compliant





Lake Windermere



Clubhouse



Solar Powered Street Lights



Clubhouse



Gatehouse & Entryway

AWARDS

NEWS / APPEARANCES

Windermere on the Lake Received Numerous HOBI Awards:

- Best Single Family Home over 3,000 sq. ft. of the Year
- Best Green / Energy Efficient Home
- Best Green / Energy Efficient Community
- Best Option - Simon Johnson Custom English Gardens
- Best Green / Energy Efficient Option - Geothermal Heating and Cooling
- Best Website
- Best Sales Brochure



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40 Richards Avenue, Floor 3
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203-604-6677
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