

CITY OF STAMFORD

MAYOR
DAVID MARTIN

DIRECTOR OF OPERATIONS
MARK McGRATH
Email: MMcGrath1@StamfordCT.gov



CITY ENGINEER
LOUIS CASOLO, JR., P.E.
Email: lcasolo@stamfordct.gov

INTEROFFICE MEMORANDUM

March 23, 2021

To: Vineeta Mathur Associate Planner

From: Willetta Capelle P.E. - Coordinator of Site Plan Reviews and Inspections

Subject:

**237-241 Henry Street - 237-241 Henry Street LLC
Zoning Application No. 221-10**

The Engineering Bureau received a Zoning application for Critical Reconstruction of a two-family residential property pursuant to Section 7.3.C.5 and the construction of five attached townhouses in the rear of the property. The property is located within the CAM boundary.

The following documents were reviewed:

- Plot Plan Prepared for 239-241 Henry Street Associates, LLC by Edward J. Frattaroli, Inc., dated February, 2021
- Drainage Plan 239-241 Henry Street Associates LLC, by Fairfield County Engineering LLC, dated 3/8/21
- Detail Sheet 239-241 Henry Street Associates LLC, by Fairfield County Engineering LLC, dated 3/8/20
- Drainage Report Prepared for Existing and Proposed Site Conditions Located at 239-241 Henry Street by Fairfield County Engineering LLC, dated 3/8/21
- HydroCAD Report by Fairfield County Engineering LLC, dated 3/9/21
- Stormwater Checklists for 239-241 Henry Street by Fairfield County Engineering LLC, dated 10/3/20
- DCIA Tracking Worksheet for 239-241 Henry Street by Fairfield County Engineering LLC, dated 3/9/21
- Existing and Proposed Basin maps by Fairfield County Engineering LLC, dated 8/13/20

The Engineer of Record, Wayne J. D'Avanzo, P.E. stated, "Based on the above information, the proposed improvements are designed in accordance with the City of Stamford Stormwater Drainage Manual and will not adversely impact adjacent or downstream properties or City-owned drainage facilities."

The Engineering Bureau has determined that the following shall be addressed by a CT P.E.:

- 1) Provide drainage basin maps that clearly identify watershed areas and sub-basin areas.
- 2) Update the HydroCAD report for correct Tc values consistent with the drainage basin maps. Note- the minimum Tc is 5 minutes. Updated the Tc for sub catchment 4S.

- 3) Verify outlet device elevations for consistency between the HydroCAD report and the Drainage Plan. Add overflow grate elevations for both retention systems on the Drainage Plan.
- 4) Use consistent rainfall depths in the HydroCAD report. For the 50-year storm, both 7.44" and 7.54" are indicated.
- 5) Update Basin 1 and 2 catchment areas, CN values and Tc values in the Drainage Report, for consistency with the HydroCAD report.
- 6) The Drainage Report states that Basins 1 and 2 will empty completely in 44 and 34 hours, respectively. Provide calculations.
- 7) Add proposed spot elevations in the parking area.
- 8) Show the sanitary lateral and invert for the proposed 2-family residence.
- 9) Clarify the location of the water service. The call-out does not point to anything.
- 10) Refer to the current Zoning Application 221-10 in the notes.
- 11) The Detail Sheet shows a 48" leaching gallery, however, the Drainage Plan and HydroCAD report indicate only 24" galleries are proposed. Update the 24" gallery detail to indicate an H-20 load rating.
- 12) Enlarge the Trench Repair detail for clarity.
- 13) Add a sediment control detail for the driveway drains, such as a silt sack.
- 14) Correct the date on the Detail Sheet.
- 15) The Consolidation of Properties map shall be approved by the City and filed in Stamford Land Records prior to building permit approval.
- 16) Surveyor to sign, seal and date the Plot Plan.
- 17) An Excavation (Street Opening) Permit from the Engineering Bureau will be required.
- 18) The Engineering Bureau reserves the right to make additional comments.

Please contact me at 203-977-4003 with any questions.

CC: Wayne D'Avanzo
Rick Talamelli

Reg. No.

MEMO TO: Vineeta Mathur, Associate Planner
Land Use Bureau - Stamford

FROM: Richard H. Talamelli, Executive Director/Environmental Planner
Environmental Protection Board of the City of Stamford

SUBJECT: 237-241 Henry Street
237-241 Henry Street Associates, LLC
ZB 221-10

DATE: April 12, 2021

REFERENCES:

- "Landscape Plan," 237-241 Henry Street, Stamford, Connecticut, by Environmental Lad Solutions, LLC, dated March 30, 2021.
- "Drainage Plan," and "Detail Sheet," 239-241 Henry Street, Stamford, Connecticut Prepared for 239-241 Henry Street Associates, LLC, revised March 25, 2021.
- "Drainage Report Prepared for Existing and Proposed Site Conditions," Located at 239-241 Henry Street, Stamford, Connecticut by Fairfield County Engineering, LLC, revised March 24, 2021 w/attachments.
- "Map Depicting Consolidation of Properties of 239-241 Henry Street Associates, LLC, Henry Street, Stamford, Connecticut, by Edward J. Frattaroli, Inc., dated September 24, 2020.
- "Plot Plan Prepared for 239-241 Henry Street Associates LLC, Stamford, Connecticut, by Edward J. Frattaroli, Inc., dated September 17, 2018.

PROPOSAL:

To demolish an existing single family dwelling and construct seven (7) attached, residential dwellings, drives, parking, drainage, utilities, and other related features on a non-waterfront, coastal property supporting "Shoreland" resources. It is noted that two (2) of the units shall be installed in a new, two (2) family dwelling that will support a façade designed to replicate that found on the existing historic building. The five (5) remaining units shall be a complimentary townhouse style.

SITE CHARACTERISTICS:

The subject parcels which lie along the south side of Henry Street, approximately 500 feet west of Canal Street, are identified as follows:

<u>Address</u>	<u>Lot</u>	<u>Area</u>	<u>Card</u>	<u>Account</u>	<u>Zone</u>	<u>Map</u>	<u>Block</u>
237 Henry Street	Plot A/44	4,943 sq/ft	S-046	0005218	RMF	133	86
239-41 Henry Street	Plot B/45	7,307 sq/ft	S-047	0005215	RMF	134	86.

The site currently supports a dwelling, drive, walkways, parking, fences, and other related features. Many of the structures that once occupied these properties have already been razed. Sanitary sewer, public water, and natural gas service is available in the street. The parcel is characterized by the presence of gently sloping uplands. A few large trees border the west property boundary. Other trees shown on the existing conditions survey have already been removed.

There are no wetland soils on the parcel. The web soil survey identifies the soils as Urban Land (Ur). Urban Lands are those areas where urban structures such as roads, parking areas, and buildings cover more than 85 percent of the surface. Conditions are variable and necessitate on-site evaluation ("Soil Survey of Fairfield County, Connecticut," by the USDA, Soil Conservation Service, 1984, Pp. 32).

The site is not situated in a special flood hazard area (Zone X) as shown on Flood Insurance Rate Map 09001C0516G, dated July 18, 2013.

The property supports the coastal resource identified as "Shorelands." Shorelands are those land areas within the coastal boundary exclusive of coastal hazards areas, which are not subject to dynamic coastal processes and which are comprised of typical upland features such as bedrock hills, till hills and drumlins.

DISCUSSION:

The applicant proposes to construct seven (7) attached residential units, drives, parking, walls, drainage, utilities and other related features on the property. Consolidation of the parcel is required prior to building. Given the coastal resources ("Shorelands"), pertinent development concerns relate to general resource protection, drainage, sediment and erosion control, water quality, and visual/aesthetic impact, have been addressed as follows:

- Impacts upon the existing grade of the property are low with the anticipated with cuts/fills not expected to exceed one (1) foot. Although a tree or two (2) along or just beyond the west boundary may be preserved, other trees reflected on the existing conditions plan have already been removed.
- A stormwater management scheme has been developed to mitigate the impacts of the proposed development. The engineer reports that the property, pre-construction, lies in two (2) watersheds. In Area 1, portions of the existing dwelling(s), drives, walkways, and front/side yard areas drain to the north to the storm in Henry Street. In Area 2, rear yards,

parking, accessory structures and related features drain to the south towards one or more of the adjoining residentially developed properties. Development of the site is expected to increase site imperviousness and runoff, and if left unchecked, would result in an increase in runoff. To mitigate the anticipated impact, the project engineer has moved to grade and add structured drainage systems in both basins. The first consisting of 64 linear feet of 24" concrete gallery, catch basins, pipes, junctions, roof drains and overflows in the northern reaches of the property. The second, consisting of 160 linear feet of 24" concrete gallery, catch basins, pipes, junctions, roof drains and overflows in the southern reaches of the property. If constructed in the manner outlined on the plan, the engineer has established, that for the 1-50 year storms, a decrease in flows would be experienced. Accordingly, the project engineer has concluded there shall be no adverse impact to drainage, infrastructure or the adjoining properties. It is noted that the City Engineer has reviewed the submitted drainage report/plans, and has verified study methodology, conclusions and design (Capelle, 4/1/2021).

- The submitted sediment and erosion control plan provides for the installation of silt fence along the limits of site disturbance, the addition of an anti-tracking pad, basin protection, street sweeping, and the application of final stabilizing groundcovers to the areas of disturbance.
- The project shall be served by natural gas and sanitary sewer. In-ground fuel storage tanks have not been proposed.
- Catch basins/and course particle separators shall be constructed with minimum two (2) foot sumps and outlet controls to assist in the collection of sands, silts, and debris prior to discharge.
- A site landscape/mitigation plan has been provided to screen the abutters or enhance the visual and aesthetic qualities of both the site and neighborhood. Plantings, which have been sited along building foundations,, and select portions of the site perimeter, include a selection of trees (Yellowwood – 1, Serbian Spruce – 3, Arborvitae – 9), shrubs (Pleasant White Azalea -7, Green Mountain Boxwood – 2, Little Lime Hydrangea – 5, Compact Inkberry – 6, Dwarf Leucothoe – 3, Carolina Rhododendron - 1 Repandens English Yew – 16, Mayflower Viburnum – 1) and groundcovers (Monroe White Liriope – 12, and Vinca - 200). Several of the plantings have conservation value.

RECOMMENDATIONS/OPTIONS:

The applicant appears to have generally addressed pertinent coastal objectives/policies for properties containing "Shoreland" resources. Accordingly, if the Zoning Board determines to **APPROVE** ZB-221-10, Staff recommends that the Board apply the following conditions:

1. Work shall conform to the following plans/reports:
 - "Landscape Plan," 237-241 Henry Street, Stamford, Connecticut, by Environmental Lad Solutions, LLC, dated March 30, 2021.

- “Drainage Plan,” and “Detail Sheet,” 239-241 Henry Street, Stamford, Connecticut Prepared for 239-241 Henry Street Associates, LLC, revised March 25, 2021.
 - “Drainage Report Prepared for Existing and Proposed Site Conditions,” Located at 239-241 Henry Street, Stamford, Connecticut by Fairfield County Engineering, LLC, revised March 24, 2021 w/attachments.
 - “Map Depicting Consolidation of Properties of 239-241 Henry Street Associates, LLC, Henry Street, Stamford, Connecticut, by Edward J. Frattaroli, Inc., dated September 24, 2020.
 - “Plot Plan Prepared for 239-241 Henry Street Associates LLC, Stamford, Connecticut, by Edward J. Frattaroli, Inc., dated September 17, 2018.
2. Prior to the start of any activity and issuance of a building permit, revision of the plans to include the following improvements/clarifications:
- Provide basin inserts to enhance water quality subject to EPB/Engineering Bureau approval
 - Arborist review of any remaining perimeter trees to evaluate structure and general health and develop recommendations to successfully incorporate into the post construction landscape (if recommended).
 - Confirm the anticipated location of natural gas service on the site development plans.
 - Confirm the corrected address on all submitted plans/reports.
 - Verify a proper consolidation of the parcels.
3. Submission of a performance bond, certified check or other acceptable form of surety to secure the timely and proper performance of sediment and erosion and construction controls, drainage, landscaping, and professional supervision and certifications. A detailed estimate of these costs must 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 site activity and issuance of a building permit.
4. Property boundaries and work areas shall be staked in the field by a Connecticut surveyor prior to the start of any site activity.
5. Temporary sediment and erosion controls and construction controls shall be installed per the approved plans and approved in writing by EPB Staff prior to the start of any site activity. **Sediment and erosion and construction control requirements shall be strictly enforced.**

6. All disturbed earth surfaces shall be stabilized with topsoil, seed, mulch, sod, stone or other suitable alternative prior to the issuance of certificate of occupancy and release of surety. This condition applies not only to disturbed earth surfaces subject to landscaping but also to areas under any exterior decks, stairs, driveway surfaces, etc.
7. All final grading, drainage, sanitary, utilities, stabilization and other engineered 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 the receipt of a signature authorizing the issuance of certificate of occupancy and release of surety. Certifications shall be based on periodic inspections and the review of the final Improvement Location Survey and other pertinent data. Reference is made to the submittal requirements outlined in the City Drainage Manual.
8. All approved landscaping shall be conducted under the supervision of a qualified landscaping professional with written certifications submitted to EPB Staff prior to the receipt of a signature authorizing the issuance of certificate of occupancy and release of surety.
9. In-ground fuel oil storage is prohibited.
10. Submission of a **standard**, City of Stamford landscape maintenance agreement to ensure the success of the proposed landscape features prior to the receipt of a final certificate of occupancy and return of surety.
11. Submission of a **standard**, City of Stamford drainage maintenance agreement to ensure the full and proper function of all drainage facilities installed on the parcel prior to the receipt of a final certificate of occupancy and return of surety.

Thank you for the opportunity to comment.

Briscoe, Tracy

From: Mathur, Vineeta
Sent: Monday, April 19, 2021 9:44 AM
To: Briscoe, Tracy
Subject: Fw: Application 221-10-237-241 Henry Street.

for the 237 Henry file.

From: Seely, Walter
Sent: Thursday, March 25, 2021 8:57 PM
To: Mathur, Vineeta
Subject: Application 221-10-237-241 Henry Street.

Good evening Vineeta

I have reviewed the proposed project Application 221-10-237-241 Henry Street.
I have no objections or issues at this time to the proposed project.

Respectfully

Walter (Bud) Seely

**Fire Marshal
Stamford Fire Department
Office of the Fire Marshal
888 Washington Blvd. 7th Floor
Stamford, CT. 06902
203-977-4651**



Land and Water Resources Division

COASTAL SITE PLAN REVIEW COMMENTS CHECKLIST

This checklist is used by the Land and Water Resources Division (LWRD) to assess the consistency of the proposed activities with the relevant policies and standards of the Connecticut Coastal Management Act [(CCMA), Connecticut General Statutes (CGS) sections 22a-90 through 22a-112, inclusive].

ORIGINAL TO:

Vineeta Mahur, Sr. Planner
Stamford Land Use Bureau

COASTAL SITE PLAN REVIEW TRIGGER:

- Zoning Compliance
- Subdivision
- Special Exception or Permit
- Variance
- Municipal Improvement

Date sent/delivered 3/24/21 by (indicate all that apply): hand fax e-mail U.S. mail

APPLICANT NAME: Piotr and Pawel Laskowski (A.K.A. 237-241 Henry Street , LLC

MAILING ADDRESS: 106 Pine Hill Ave. – Unit 1, Stamford, CT

PROJECT ADDRESS: 237-241 Henry Street, Stamford. CT

PROJECT DESCRIPTION:

Applicant is seeking to raze several existing homes and build a five-unit townhouse condominium complex and an historical replica of the existing home at 237 Henry Street. Applicant has also applied to place the proposed replica home on the Stamford Cultural Resources Inventory List.

LWRD reviewer
KAM

Date plans were received by LWRD:
3/17/21

Date LWRD review
completed: 3/18/21

Most recent revision date on plans:
9/11/20; 3/1/21 for architectural
designs

Plan title: Proposed Five-Unit Four-Story Townhouse 237-241 Henry Street, Stamford CT

COASTAL RESOURCES AND RESOURCE POLICIES:				
	ON-SITE	ADJACENT TO SITE	POTENTIALLY INCONSISTENT	NOT APPLICABLE
General Coastal Resources*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beaches and Dunes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bluffs and Escarpments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Coastal Hazard Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Coastal Waters and/or Estuarine Embayments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developed Shorefront	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Freshwater Wetlands and Watercourses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intertidal Flats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Islands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rocky Shorefront	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shellfish Concentration Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shorelands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tidal Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ADVERSE IMPACTS ON COASTAL RESOURCES:			
	Appears Acceptable	Potentially Unacceptable	Not Applicable
Degrades tidal wetland, beaches and dunes, rocky shorefronts, or bluffs and escarpments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades existing circulation patterns of coastal waters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Increases coastal flooding hazard by altering shoreline or bathymetry	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades natural or existing drainage patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades natural shoreline erosion and accretion patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades or destroys wildlife, finfish, or shellfish habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Degrades water quality	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades visual quality	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

COASTAL USE POLICIES:**		
	Applies	Potentially Inconsistent
General Development*	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Boating	<input type="checkbox"/>	<input type="checkbox"/>
Coastal Recreation and Access	<input type="checkbox"/>	<input type="checkbox"/>
Coastal Structures and Filling	<input type="checkbox"/>	<input type="checkbox"/>
Cultural Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fisheries	<input type="checkbox"/>	<input type="checkbox"/>
Fuels, Chemicals, or Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>
Ports and Harbors	<input type="checkbox"/>	<input type="checkbox"/>

* General Coastal Resources and General Development policies are applicable to all proposed activities.

** Policies that are not applicable are not checked in this chart.

Sewer and Water Lines	<input type="checkbox"/>	<input type="checkbox"/>
Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>
Transportation	<input type="checkbox"/>	<input type="checkbox"/>
Water-dependent Uses	<input type="checkbox"/>	<input type="checkbox"/>

ADVERSE IMPACTS ON FUTURE WATER-DEPENDENT DEVELOPMENT ACTIVITIES AND OPPORTUNITIES:			
	Appears Acceptable	Potentially Unacceptable	Not Applicable
Replaces an existing water-dependent use with a non-water-dependent use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Reduces existing public access	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Locates a non-water-dependent use at a site that is physically suited for a water-dependent use for which there is a reasonable demand	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Locates a non-water-dependent use at a site that has been identified for a water-dependent use in the plan of development or zoning regulations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES OF CONCERN (SEE SUMMARY AND RECOMMENDATIONS BOX FOR ADDITIONAL DETAIL):	
<input type="checkbox"/>	Insufficient information
<input type="checkbox"/>	Potential increased risk to life and property in coastal hazard area
<input type="checkbox"/>	Adverse impacts on future water-dependent development opportunities
<input type="checkbox"/>	Proximity of disturbance to sensitive resources/need for additional vegetated setback
<input type="checkbox"/>	Potential to cause erosion/sedimentation; need for adequate sedimentation and erosion control measures
<input type="checkbox"/>	Water quality and/or stormwater impact
<input type="checkbox"/>	Other coastal resource impacts:
<input checked="" type="checkbox"/>	Other: no issues of concern noted

Site is located in a shaded X-zone protected by a levee. FEMA flood INSURANCE requirements do not apply to this area, nor do FEMA NFIP minimum building requirements. However, Stamford Floodplain Management Regulations or the Stamford Building Code may require specific building requirements for this FEMA designated zone.

Recommendation: Zoning Board should confer with local floodplain administrator to ensure proposal is in compliance with all local floodplain management regulations.

FINDING: (Please see summary and recommendations section on page 3 for discussion)	
<input checked="" type="checkbox"/>	CONSISTENT WITH ALL APPLICABLE COASTAL POLICIES, COMMENTS INCLUDED
<input type="checkbox"/>	CONSISTENT WITH MODIFICATIONS OR CONDITIONS
<input type="checkbox"/>	ADDITIONAL INFORMATION NEEDED PRIOR TO COMPLETE CSPR EVALUATION

SUPPORTING DOCUMENTATION ATTACHED TO THIS CHECKLIST:	
<input type="checkbox"/>	Copies of photographs of the site dated:
<input type="checkbox"/>	Copies of aerial photographs dated:
<input type="checkbox"/>	GIS maps depicting:
<input type="checkbox"/>	Coastal resources maps dated:
<input type="checkbox"/>	OLISP Fact Sheet(s):
<input type="checkbox"/>	Other: FEMA Firmette attached

Please be advised that, separate from the municipal review, the following DEEP permits may be required:	
<input type="checkbox"/>	Structures, Dredging, and Fill in Tidal Coastal or Navigable Waters
<input type="checkbox"/>	Tidal Wetlands
<input type="checkbox"/>	Stormwater General Permit:
<input type="checkbox"/>	Other:

Please direct questions or comments regarding this checklist to:

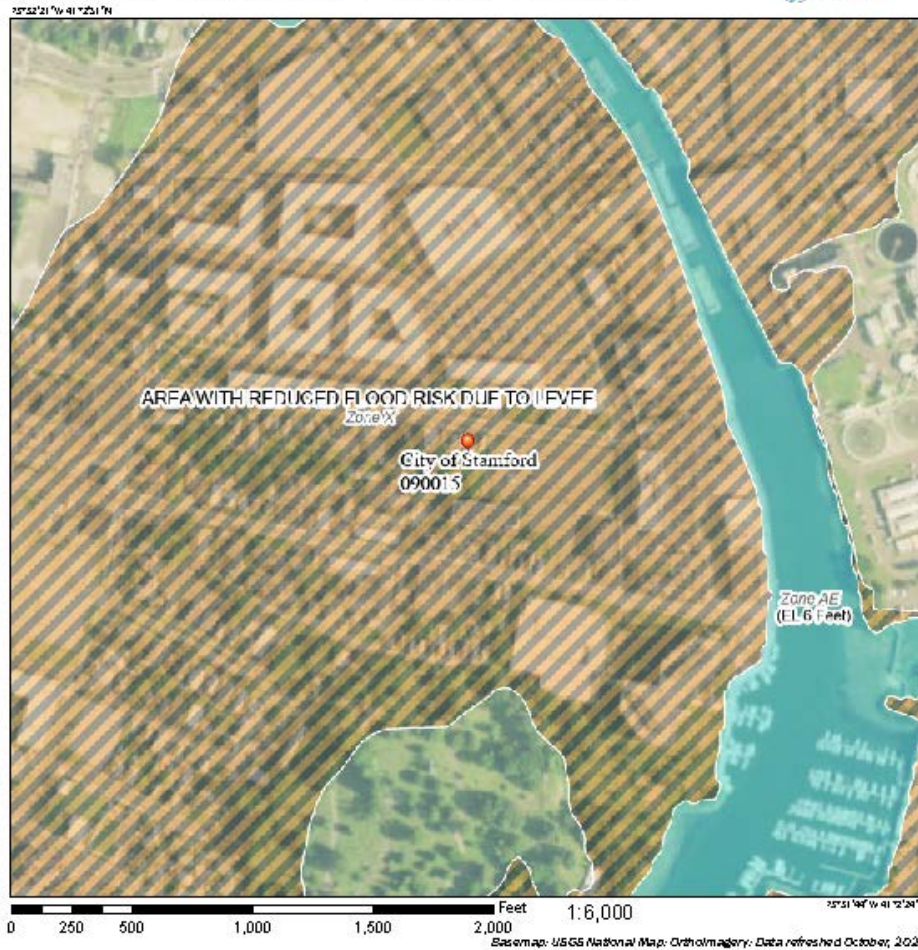
Karen Michaels, EA III
Planning Section,
Land and Water Resources Division
CT DEEP
Karen.Michaels@ct.gov

copy/ies provided to

LWRD Reviewer Initials: KAM Date: 3/18/21

This checklist is intended to replace a comment letter only in those instances where LWRD comments can be readily conveyed without the background discussion that would be provided in a letter.
This checklist is not used for projects that LWRD recommends should be denied.

National Flood Hazard Layer FIRMette



Legend

SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, A99
		With BFE or Depth Zone A, A1, A2, A3, A99
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile. Zone F
		Future Operations 1% Annual Chance Flood Hazard Zone F
		Area with Reduced Flood Risk due to Elevation. See Notes, Zone X
		Area with Flood Risk due to Elevation. Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone C
		Effective 10 MRs
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dam, or Retention Wall
OTHER FEATURES		Cross Sections with 1% Annual Chance
		Water Surface Elevation
		Casual Traversal
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP FRAMES		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map conforms with FEMA's standards for the use of digital base maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards.

The flood hazard information is derived directly from the authoritative MFL web services provided by FEMA. This map was updated on 10/17/2023 at 8:58 PM and does not reflect changes or information subsequent to this date and time. The MFL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map information, flood zone labels, legend, scale bar, map control icons, community identifier, FIRM panel number, and FIRM effective date. Map images for unmapped and unutilized areas cannot be used for regulatory purposes.



OFFICE OF OPERATIONS
BUILDING DEPARTMENT

Tel: (203) 977-4164 / Email: BuildingDept@StamfordCT.gov
Government Center, 888 Washington Boulevard, Stamford, CT 06901

MARK McGRATH
DIRECTOR OF OPERATIONS

BHARAT GAMI
CHIEF BUILDING OFFICIAL

April 5, 2021

INTEROFFICE MEMORANDUM

CITY OF STAMFORD

TO: Vineeta Mathur, Associate Planner (Via Email)
FROM: Bharat Gami, Chief Building Official
DATE: April 5, 2021
RE: ZB 221-10 237-241 Henry Street, site and architectural plans, special permit, CSPR and addition to Cultural Resources Inventory.

Please advise the applicant to respond to following comments:

- Townhouses more than three stories in height above grade plane must comply with provisions of 2015 International Building Code. Please provide code compliance notes.

Four story R-2 occupancy is not permitted per 2015 IBC table 1006.3.2(1).

Basements and sleeping rooms below the fourth story above grade plane shall have no fewer than one exterior emergency escape and rescue opening per 2015 IBC 1030.1.

These are preliminary comments and additional comments will be provided during plan review phase for Building Permit.

Please feel free to contact us at 203-977-4164 or send an email to BuildingDept@StamfordCT.Gov.

With best regards,

A handwritten signature in black ink, appearing to read "L. J. ...". The signature is fluid and cursive, with a large loop at the end.

Chief Building Official

City of Stamford

[Building Department](#)

888 Washington Boulevard, 7th Floor
Stamford CT 06901

MAYOR
DAVID MARTIN



DIRECTOR OF OPERATIONS

MARK MCGRATH

LAND USE BUREAU CHIEF

RALPH BLESSING PHD

Tel: (203) 977-4714

CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION
888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904 -2152

To: Vineeta Mathur,
From: David W. Woods AIA NCARB LEED-AP
Subject: Henry Street, No. 237 239 241
Date: April 8, 2021

At the HPAC regular meeting held on Tuesday, April 6, 2021 the commission reviewed the drawings and submission materials for the Henry Street project No. 237, 239, & 241. The submitted materials were forwarded to this commission as a referral for 7.3 C projects. The following is a record of the commission discussion.

The commission made a determination to support the project as presented with the following conditions.

1. The commission supports the 7.3 C project as a critical reconstruction. The commission further commends the owner for making a good faith effort to respect the historical character of the neighborhood.
2. As a part of a normal 7.3 application, the commission requests continued review of replacement house construction at No. 237, by a city designated authority or historic expert, charged with review of the progress and assistance with material finish and color decisions, with the architect.
3. The application for inclusion on the Cultural Resources Inventory has been received by the commission. There has been a public hearing. The commission requests that additional information be provided before the CRI request can be granted. That approval will be under a separate letter to Vineeta Mathur.

Drafted by David W. Woods, Chair: Historic Preservation Advisory Commission.

MAYOR
DAVID MARTIN



DIRECTOR OF OPERATIONS
MARK MCGRATH
Tel: (203) 977-4141

LAND USE BUREAU CHIEF
RALPH BLESSING
Tel: (203) 977-4714

**CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU**
888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904 -2152

Vineeta Mathur, Associate Planner
Land Use Bureau
City of Stamford
888 Washington Boulevard,
Stamford, CT 06901

Date April 7, 2021

Re: Application 221-10, CRI, 237 Henry Street

City of Stamford Zoning Board,

Please be advised that the Historic Preservation Advisory Commission held a duly noticed Public Hearing on Application CRI city application 221-09 on 04/06/2021 to add 237 Henry Street to the City of Stamford Cultural Resources Inventory. The application is based on satisfaction of Criteria C. of that application.

Upon reviewing the submitted documents and consideration of testimony received during the public hearing we cannot make a recommendation of the application until the following criteria are met.

1. Submittal of the full package of application materials, including a statement from a qualified historical expert.
2. Other requirements of the application should be provided. They are noted on the application form:
 1. Site survey
 2. Site and building photographs, with descriptions
 3. National state or local historic register documentation. (if applicable)
 4. Documentation supporting the architectural significance (as noted above)
 5. Letter from a qualified Historical Preservation Expert for 7.3.C bonuses, (as noted above)
3. The Commission will accept that the materials be provided electronically and will process the application via e-mail. The commission will further revise and resubmit this letter upon approval of the application.

Sincerely,

David Woods, Chairman,
Historic Preservation Advisory Commission

Cc: Ralph Blessing, Land Use Bureau Chief

CITY OF STAMFORD

MAYOR
DAVID MARTIN

DIRECTOR OF OPERATIONS
MARK MCGRATH

Email:
mmcgrath1@stamfordct.gov



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Stamford, CT 06901

INTEROFFICE MEMORANDUM

TO: ZONING BOARD OFFICE

FROM: Frank W. Petise, P.E.

DATE: April 30, 2021

RE: ZONING BOARD

Application: 221-10

237 Henry Street
237-241 Henry Street LLC

FINDINGS

The Transportation, Traffic, and Parking Department (TTP) has reviewed the following documents related to the Map Change for Application 221-10.

- Zoning Board Application submitted by Piotr Laskowski dated February 26, 2021;
- Plot Plan prepared by Edward J. Frattaroli, INC, dated February 2021; and,
- Architectural Plans prepared by Elena Kalman Architect, dated March 1, 2021

TTP is supportive of this application as it provides more housing in a walkable neighborhood which supports reduced car ownership and use. Having housing in neighborhoods with several amenities such as stores, restaurants, and the train station in walking distance means that the need to own a vehicle and subsequently the need for parking is reduced. TTP finds that the on-site parking is adequate for this development.

MAYOR
David R. Martin



**CITY OF STAMFORD
PLANNING BOARD
LAND USE BUREAU**
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

DIRECTOR OF OPERATIONS
Mark McGrath

Land Use Bureau Chief
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Deputy Director of Planning
David W. Woods, PhD, FAICP
(203) 977-4718
dwoods@stamfordct.gov

March 26, 2021

Mr. David Stein, Chair
City of Stamford
Zoning Board
888 Washington Boulevard
Stamford, CT 06902



RE: ZB APPLICATION #221-10 - 237-241 HENRY STREET, LLC - 237-241 HENRY STREET - Site & Architectural Plans and/or Requested Use, Special Permit, Coastal Site Plan Review and Application for Approval of an Addition to the Stamford Cultural Resources Inventory (CRI)

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, March 23, 2021, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is requesting approval for Critical Reconstruction of 237 Henry Street pursuant to Section 7.3.C.5 to construct seven (7) rental units [five (5) at the rear and two (2) in the existing historic structure] under the standards of Section 7.3.C. Property is located in the R-MF zoning district and within the CAM boundary.

After some discussion, the Planning Board unanimously voted to recommend **approval** of **ZB Application #221-10** with the recommendation the Zoning Board confirms that all seven (7) dwellings will be rental units and will not be for sale as condominiums. The Planning Board also had concerns about the driveway where the five (5) rear units will be located. The Planning Board wants to make sure the Zoning Board looks at the driveway to make sure there is some kind of privacy fencing and landscaping on that side of the building to the backyard. This request is compatible with the neighborhood and consistent with Master Plan Category #4 (Residential - Medium Density Multifamily).

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac



City of Stamford
Zoning Board

STAFF REPORT

TO: CITY OF STAMFORD ZONING BOARD
FROM: VINEETA MATHUR, ASSOCIATE PLANNER
SUBJECT: **ZB #221-10 237-241 Henry Street, Special Permit, Site and Architectural Plan and Requested Uses, Cultural Resources Inventory and Coastal Site Plan Review Application**
DATE: April 19, 2021
MASTER PLAN: Master Plan Category 4 (Residential – Medium Density)
ZONING: R-MF (Residential Multifamily)

Introduction

The applicant is requesting approval of Special Permit and Cultural Resources Inventory Addition pursuant to Section 7.3, Site and Architectural Plan and Requested Uses and Coastal Site Plan Review Application to facilitate the reconstruction of the historic home 237 Henry Street and construction of five (5) townhouses behind the historic building. This Application has been submitted under the new Section 7.3 Historic Preservation.

Site and Surroundings

The Site is approximately 12,250 sq.ft. and is located on the south side of Henry Street between Canal Street and Cedar Street. The lots 237 and 241 Henry Street comprising the site were consolidated in December 2020. The building 241 Henry Street was demolished earlier this year due to its deteriorated physical condition. The site is within the South End Historic district in the National Register and 237 Henry Street is designated as contributing building. The property is among the row of historic detached homes on the south side of Henry Street. To the north of the property is the commercial building occupied by ‘Design Within Reach’ among other tenants. The building further west on the north side of Henry Street is ‘The Lofts’ apartment building part of the Yale and Towne development. The area on the south side of Henry Street is within the R-MF zoning district while the area to the north is within the SRD-S zoning district.

Background

The current application is a result of several discussions and iterations for the redevelopment of the site. In order to redevelop the site, the Applicant initially proposed to clear the site and construct six units. A Coastal Site Plan Review application was submitted for this proposal. This plan was not favored by Land Use Bureau and HPAC because it erased the lower scale of the building along the street and resulted in a view of the side façade of the new townhouse building along Henry Street. Given the historic significance of 237 Henry Street, the City urged the Applicant to review alternatives to preserve/restore the historic home to retain the fabric of Henry Street. The Applicant then withdrew the earlier application and submitted a new proposal to include 237 Henry in the development plan and add five units in the rear. Because of the structural conditions of the existing building and deterioration of the façade material restoration of 237 Henry was not considered feasible and reconstruction of the building was proposed. The current proposal allows recreation of the historic building while allowing the Applicant to add units to make the development financially feasible.

Proposed Development

The proposed development includes demolition and reconstruction of 237 Henry Street. The reconstructed building will replicate the historic building including materials and design. Minor changes are proposed including having a uniform roofline at the back of the building and adding bump-out in the rear to allow room for a staircase, bathroom (first floor) and kitchen space (second floor). The five townhouse units in the back will be four stories and just under 40' meeting the height requirement of the R-MF zoning district.

Site and Architectural Plan and Requested Uses

Building design

237 Henry Street

237 Henry Street is a contributing building within the South End Historic District. The applicant proposes to reconstruct the historic building with minor changes to facilitate a functional two unit building. The building contains many details of its time (c 1870) including a gabled roof, fish scale shingles on the roof, wood clapboard for the siding, decorative porch posts along with brackets and latticework under the porch. The window and door style are also reflective of the time of construction. A detailed historical account of the significance of the building has been provided by Nils Kesrchus.

New Townhouses

The proposed five townhouses have a detailed architectural façade facing the driveway and has drawn historical features from the front building including pitched roof, segmented façade and materials similar to the historic building.

Landscaping and Open Space

The applicant has submitted a detailed landscape plan which includes planting the front and rear yard. The area in the front will have lawn along with Azalea and Hydrangea bushes skirting the house in the front. A Yellowwood tree is proposed for the front of the yard with inkberry bushes behind the tree. The southern frontage of the historic house will have the flowering Vinca plants providing dense groundcover. Three Serbian Spruce trees are proposed for the back in addition to nine Arborvitae trees and one Mayflower plant 3-4' in height.

Unit Distribution

The historic building will have two (2) two (2) bedroom units with approximately 900 sq.ft. of floor area each. The ground floor unit will also have access to a finished basement.

The five (5) new units will have 2,300 sq.ft. each and will be three (3) bedroom units. The units will also have access to the Attic.

Special Permits

Bonus Density

The RM-F zoning district requires 2000 sq.ft. per family for properties less than 20,000 sq.ft. The lot area is 12,250 sq.ft. The base density permitted on the site is six (6) units. Section 7.3 allows a 50% bonus for sites where 6 or fewer units are permitted with the base density. While the maximum units with the bonus would be nine (9) units, the applicant has proposed a total of seven (7) dwelling units.

Building Area/Coverage

The R-MF zoning district allows 30% building coverage or 3,675sq.ft. of coverage based on the 12,250 sq.ft. site. Section 7.3 allows a 25% increase in Building Coverage which would be a maximum of 4594 sq.ft. The Applicant has proposed a total of 4285 sq.ft. of Building Coverage. Staff believes that the increase in Building Coverage is appropriate in order to feasibly allow the bonus units on the site.

Parking

The proposal includes five (5) at grade parking spaces and five (5) garage parking spaces in each of the five new units for a total of 10 parking spaces for the seven units. The Applicant seeks a one to one parking ratio. This will allow the provision of 10 parking spaces versus 12 parking spaces which would be required for the seven units under Section 12.

Cultural Resources Inventory (CRI) Addition

HPAC held a public hearing on the request and in their letter stated that the applicant is requesting addition of the building under criteria C of the CRI form (Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction).

Referral Comments

Stamford Planning Board

The Stamford Planning Board, during its regularly scheduled meeting held on March 23, 2021 recommended approval of the applications and found the request to be compatible with the neighborhood and consistent with Master Plan Category #4 (Residential- Medium Density Multifamily). The Planning Board recommended that the Zoning Board review the driveway and the need of a privacy fence. They also recommended that the units be designated as rentals rather than condominiums.

City of Stamford Engineering Bureau

In a letter dated March 23, 2021, Willetta Capelle, Coordinator of Site Plan Reviews and Inspections at the Engineering Bureau, made technical comments on the application.

Historic Preservation Advisory Commission

At a regularly scheduled meeting and public hearing by HPAC, reviewed the 7.3 Section request and submitted a favorable recommendation for the 7.3 bonuses and requested additional material for the CRI designation to be provided electronically.

Environmental Protection Bureau

Richard Talamelli in a letter dated March 26, 2021 made several comments on the application including request for a revised sediment and erosion control plan, review of trees of value by an Arborist, a planting plan to evaluate additional landscape opportunities and recommended discussion of alternatives which reduce the total site imperviousness.

Fire Marshall

Fire Marshall Walter Seely in an email dated March 25, 2021 stated that he had no issues with the application moving forward.

Summary

Staff recommends approval of the proposed Special Permit, Cultural Resources Inventory Addition, Site and Architectural Plan and Requested Uses and Coastal Site Plan Review applications which will together allow the reconstruction of a historic building and allow infill of 5 dwelling units on the site for a total of seven (7) units.