



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

November 19, 2020

INTEROFFICE MEMORANDUM

CITY OF STAMFORD

TO: Vineeta Mathur, Associate Planner (Via Email)

FROM: Bharat Gami, Chief Building Official

DATE: November 19, 2020

RE:

Application 220-45 – 819 East Main Street LLC & 831 – 833 East Main Street LLC, 821, 825, 827 & 831 East Main Street and 27-29 Lafayette Street – Map Change, Applicant is seeking a Zoning Map Change from C-I Zoning District to MX-D Zoning District.

Application 220-46 – 819 East Main Street LLC & 831 – 833 East Main Street LLC, 821, 825, 827 & 831 East Main Street and 27-29 Lafayette Street – General Development Plan and a Special Permit Applications, - Applicant is proposing to demolish all existing structures and construct a residential building with 85 apartments, ground floor retail/flex amenity space and 85 on-site parking spaces.

Please advise the applicant to respond to following comments:

Provide elevations for South and East walls showing compliance with fire-resistance rating requirements for exterior walls, per 2015 IBC Table 602.

Provide elevations for South and East walls showing compliance with maximum area of exterior wall openings based on fire separation distance and degree of opening protection, per 2015 IBC Table 705.8

Separate demolition applications will be required for existing structures being demolished.

All open/expired applications and permits must be closed out prior to demolition permit issuance.

All retail entrances and main building entrances must be accessible per 2015 IBC Chapter 11.

All exterior lighting must comply with Stamford Municipal Ordinance Chapter 155.

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,

Chief Building Official

City of Stamford
Building Department

11/19/2020

888 Washington Boulevard, 7th Floor
Stamford CT 06901

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

December 18, 2020

To: Vineeta Mathur Associate Planner

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

Subject:

**819 East Main Street
Zoning Application No. 220-45, 220-46**

The Engineering Bureau has received documents for a Zoning Map Change from C-I Zoning District to MX-D Zoning District. In addition, an application was also received for the demolition of existing buildings and the construction of an 85-unit apartment building with ground level retail/flex amenity space and parking.

The following documents were reviewed:

-Property & Topographic Survey Depicting 27 & 29 Lafayette Street, 821, 825, 827 & 831 East Main Street Prepared for 819 East Main Street, LLC by DiMarzo & Bereczky, dated 11/2/20

-General Development Plan Depicting 27 & 29 Lafayette Street, 821, 825, 827 & 831 East Main Street Prepared for 819 East Main Street, LLC by DiMarzo & Bereczky, dated 11/6/20

-Site Engineering Statement, General Development Plan Submission, 27 & 29 Lafayette Street, 821, 825, 827 & 831 East Main Street by DiMarzo & Bereczky, dated 11/6/20

The Engineering Bureau does not object to Zoning Map Change Application 220-45 proceeding with the approval process since it does not affect the authority of this department.

Regarding Application 220-46, the Engineer of record, Louis DiMarzo, P.E. stated that "A stormwater management system to serve the proposed re-development is feasible and can be accomplished in a manner that will not adversely impact adjacent or downstream properties or City-owned drainage facilities." This application included a General Development Plan, however, final plans designed by a CT P.E. shall be submitted to the Engineering Bureau for review and approval. The Engineering Bureau reserves the right to review and comment on the final plans once submitted, along with the required City of Stamford Drainage Manual documents.

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

CC: Louis DiMarzo

Reg. No.

Memo To: Vineeta Mathur, Associate Planner
Zoning Board, Stamford

From: Pamela B. Fausty, Environmental Analyst
Environmental Protection Board

Subject: 821, 827 & 831 East Main Street and 27-29 Lafayette Street - 819 East Main Street LLC & 831 – 833 East Main Street LLC
Application No. 220-45 & 46, Map Change, General Development Plan and a Special Permit Application; 221-19: Site and Architectural Plans and/or Requested Uses Application

Date: July 21, 2021

Environmental Protection Board Staff has reviewed the plans submitted for the proposed Map Change, General Development Plan and a Special Permit Application, and Site and Architectural Plans and/or Requested Uses Application for construction of a proposed 5-story, 85-unit residential apartment building with ground floor retail and associated site improvements at the above-referenced property and has no objections. However, the following conditions are recommended to minimize potential impacts from the proposed development:

1. Additional pervious green space should be created to better incorporate the principles of “low impact development,” which will provide enhancements of natural resources including additional water quality measures.
2. Revise the planting plan to correct inconsistencies and provide additional plantings for any additional green space created.
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 controls, drainage, landscaping, professional supervision and certifications. A detailed estimate of these costs is to be supplied to EPB and Engineering Staff for approval. The performance surety shall be submitted prior to the start of any site activity and issuance of a building permit.
4. All final grading, drainage, 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 a certificate of occupancy and release of surety.
5. All approved landscaping and mitigative measures 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 a certificate of occupancy and release of surety.

6. Submission of standard, City of Stamford Landscape Maintenance Agreement to ensure the success of landscape features prior to the receipt of a final certificate of occupancy and return of surety.

7. Submission of 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.

**CITY OF
STAMFORD**



MAYOR
DAVID MARTIN

DIRECTOR OF OPERATIONS
Mark McGrath
Email: mmcgrath1@stamfordct.gov

TRANSPORTATION BUREAU CHIEF
JAMES TRAVERS
Email: jtravers@stamfordct.gov

TRAFFIC ENGINEER
FRANK W. PETISE, P.E.
Email: fpetise@stamfordct.gov

**OFFICE OF OPERATIONS
TRANSPORTATION, TRAFFIC & PARKING**

Tel: (203) 977-5466/Fax: (203) 977-4004
Government Center, 888 Washington Blvd., 7TH Floor, Stamford, CT 06901

November 2, 2020

Mr. Scott Lumby
Wellbuilt Company
c/o/ 819 E. Main Street LLC
2 Armonk Street
Greenwich, CT 06830

RE: 819 East Main Street
Zoning Review 218-35 & 218-36

Dear Mr. Lumby:

We reviewed the information provided by you showing the increase in units and parking for the proposed development at 819 East Main Street. The increase in the number of units from 63 to 85 units along with the increase in parking from 79 to 85 parking spaces will not adversely affect the traffic as previously presented in the Traffic Access and Impact Study by Frederick P. Clark Associates Inc. dated June 2018. Therefore our Department does not require a revised report and we are in support of the project with the conditions listed in our memo previously submitted to the Zoning Board dated September 19, 2018.

If you have any questions please do not hesitate to contact me at 203-977-4124 or fpetise@stamfordct.gov

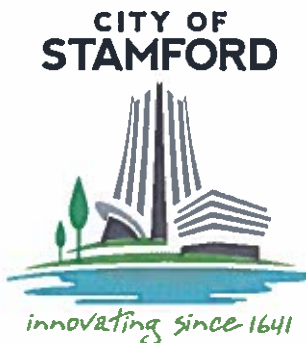
Sincerely,

A handwritten signature in blue ink, appearing to read "Frank W. Petise", with a long horizontal stroke extending to the right.

Frank W. Petise, P.E.
Traffic Engineer

MAYOR
DAVID MARTIN

DIRECTOR OF OPERATIONS
Mark McGrath
Email:
mmcgrath@stamfordct.gov



INTERIM BUREAU CHIEF
FRANK W. PETISE, P.E.
Email: fpetise@stamfordct.gov

OFFICE OF OPERATIONS
TRANSPORTATION, TRAFFIC & PARKING

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Government Center, 888 Washington Blvd., 7TH Floor, Stamford, CT 06901

INTEROFFICE MEMORANDIUM

TO: Zoning Board Office

FROM: Frank W. Petise, P.E.
Interim Bureau Chief

DATE: February 19th, 2021

RE: Zoning Board

A handwritten signature in blue ink, appearing to read "Frank W. Petise", is written over the "FROM:" field of the memorandum.

Application #220-45/46

819 East Main St
819 East Main Street LLC

The Transportation, Traffic & Parking Department (TTP) has reviewed the following documents:

- Zoning Board application for Map Change, Special Permit, and Site & Architectural Plan received November 12th, 2020;
- Project Narrative prepared by Redniss & Mead, dated November 10th, 2020;
- Property and Topographic Survey prepared by Dimarzo & Bereczky dated November 2nd, 2020;
- General Development Plan prepared by Dimarzo & Bereczky dated November 6th, 2020;
- Architectural Plans for Wellbuilt Co; and,
- Traffic Access and Impact Study prepared by Frederick P. Clark Associates, Inc dated June 2018.

The original application, 218-35/36 was reviewed by the Transportation, Traffic & Parking Department which commented on the application in the Interoffice Memorandum dated September 19, 2018 to the Zoning Board.

The applicant then requested a modification to increase the total units proposed as well as an increase in parking, which was approved by TTP in the Interoffice Memorandum dated November 2nd, 2020 to the Applicant.

As part of this Zoning Board Application, Transportation, Traffic & Parking offers the following minor comments to ensure the proposed development will positively contribute to the neighborhood and improve the overall mobility environment of Stamford.

1. The applicant shall remove from the plans the proposed painted parking stalls on East Main Street.
2. ADA compliant curb ramps on the Southeast corner of the intersection of East Main Street and Lafayette Street shall be shown on the plans and installed by the applicant prior to an issuance of a Certificate of Occupancy.
3. The existing fire hydrant on Lafayette Street approximately 25' feet from the crosswalk shall be moved so it is a minimum of 10' away from the closest parking space per Stamford Ordinance. Applicant shall coordinate with Frank Docimo of the Stamford Fire Department for the relocation of the hydrant.
4. The transformer on the Southwest corner shall be landscaped in a manner that will help shield the transformer from the street. Applicant shall submit revised plans detailing the proposed landscaping.
5. The applicant shall revise the plan to detail the locations of proposed street lighting and street trees along East Main Street and Lafayette Street, subject to the standards of the Stamford Engineering Bureau
6. TTP recommends that the internal circulation of the parking lot be revised to a one-way, counterclockwise flow.
7. The applicant shall provide to TTP for review and approval, a Traffic Signs and Pavement Markings Plan detailing the following:
 - a. The loading zone space shall have a parking line that returns from the top of the stall line to the beginning of the driveway apron
 - b. The locations and types of appropriate curb regulation signage for the proposed parking spaces on Lafayette Street and East Main Street shall be shown on the plans. Applicant shall use the City of Stamford Transportation, Traffic & Parking Department's Curbside Regulation Sign Guide for the design of the required curb regulation signs.
 - i. The proposed loading zone and For-Hire-Vehicle parking spaces on Lafayette Street, and the time restricted, peak-hour meter parking spaces shall be signed per TTP Curbside Regulation Style Guide.
 - ii. The proposed loading zone space shall not have the words **LOADING** painted, but rather have an appropriate sign installed
 - c. Handicap signage and markings for the off-street handicap spaces as well as the dimensions of the spaces.
 - d. All parking spaces shall not conflict with any proposed and installed street lights, utility poles, parking signs, street trees, or any other sidewalk obstructions.
 - e. The northern parking space on Lafayette Street shall be 25' from the nearest crosswalk.
8. The applicant shall submit to TTP for review and approval prior to issuance of a building permit a Construction Parking Management plan which mitigates impact to the neighborhood.

9. The applicant shall submit to TTP for review and approval prior to issuance of a building permit a Maintenance and Protection of Traffic (MPT) Plan per the Department's MPT Guidelines.
10. Additionally, the following were not addressed from the TTP Interoffice Memorandum dated September 19th, 2019 to the Zoning Board:
 - a. "A STOP sign and STOP bar shall be added to the plans for the driveway existing the site onto Lafayette."
 - i. The STOP sign and STOP bar shall be shown on the Traffic Signs and Pavement Markings Plan
 - b. "Parking meter poles along East Main Street shall be shown on the final plans. The applicant will be responsible to place new parking meter poles. The final meter pole locations shall be coordinated with TTP prior to installation"
11. Additionally, TTP would like to re-iterate item 2 from the Interoffice Memorandum dated September 19th, 2019 to the Zoning Board:
 - a. "The TTP Department requires a contribution of \$35,000 from the applicant to replace the traffic signal cabinet on the corner of East Main Street and Lafayette".

MAYOR
David R. Martin



DIRECTOR OF OPERATIONS
Mark McGrath

Land Use Bureau Chief
Ralph Blessing

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

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

December 22, 2020



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

**RE: ZB APPLICATION #220-45 - 819 EAST MAIN STREET, LLC &
831-833 EAST MAIN STREET, LLC - 821, 825, 827 & 831 EAST MAIN
STREET & 27 - 29 LAFAYETTE STREET - Map Change**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, December 15, 2020, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is seeking a Zoning Map change from C-I Zoning District to MX-D Zoning District.

After some discussion, the Planning Board unanimously voted to recommend *approval* of **ZB Application #220-45** and that this request is compatible with the neighborhood and consistent with Master Plan Category #9 (Urban Mixed-Use).

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac

MAYOR
David R. Martin

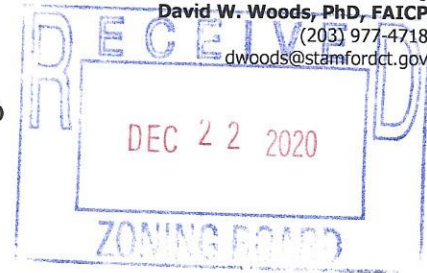


DIRECTOR OF OPERATIONS
Mark McGrath

Land Use Bureau Chief
Ralph Blessing

Deputy Director of Planning
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CITY OF STAMFORD
PLANNING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152



December 22, 2020

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

RE: ZB APPLICATION #220-46 - 819 EAST MAIN STREET, LLC & 831-833 EAST MAIN STREET, LLC - 821, 825, 827 & 831 EAST MAIN STREET & 27 - 29 LAFAYETTE STREET - General Development Plan and Special Permit

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, December 15, 2020, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to demolish all existing structures and construct a residential building with eighty-five (85) apartments, ground floor retail/flex amenity space and eighty-five (85) on-site parking spaces.

After some discussion, the Planning Board unanimously voted to recommend *approval* of **ZB Application #220-46** and that this request is compatible with the neighborhood and consistent with Master Plan Category #9 (Urban Mixed-Use).

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac

From: Seely, Walter

Sent: Thursday, November 19, 2020 7:45 PM

To: Mathur, Vineeta

Cc: Armstrong, Chad; Francis, David

Subject: Applications 220-45 & 220-46 819 E Main St. Five story 85 unit apartment building.

Good evening Vineeta

General Review (Prelim/Concept) Review for Planning/Zoning Boards Application # 220-45 & 220-46 New - Five story 85 unit apartment building with underground parking and limited retail on ground floor. No issues were found at the time of the review. Full NFPA 13 fire sprinkler system is recommended with a wall hydrant in the basement parking garage.

Have a good night.

Walter(Bud)Seely CFM