

**CITY OF
STAMFORD**

MAYOR
DAVID MARTIN

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



INTERIM BUREAU CHIEF
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

INTEROFFICE MEMORANDIUM

TO: Zoning Board Office

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

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

DATE: June 18, 2021

RE: Zoning Board

Application #221-19

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 April 28, 2021;
- Project Narrative prepared by Redniss & Mead, dated April 23, 2021;
- Property and Topographic Survey prepared by Dimarzo & Bereczky dated November 2nd, 2020;
- Architectural Plans prepared by Do H. Chung and Partners dated April 23, 2021;
- Landscaping Plan prepared by Environmental Land Solutions, LLC dated April 23, 2021; and,
- Site and Traffic Signage and Pavement Markings Plan prepared by Dimarzo & Bereczky dated April 23, 2021. (separate submission)

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.

Subsequently, the applicant submitted a Map Change and General Development Plan and a Special Permit (applications 220-45 and 220-46, respectfully) which the Department reviewed and commented on in the Interoffice Memorandum dated February 19, 2021. Overall, the Department has thoroughly reviewed this development and the applicant has revised the plan set based off of the several comments this Department has offered.

The parking requirements appear to be appropriate based off of the walkability of the neighborhood, the proximity to transit, and the on-site provision of bike parking. The use of un-bundled parking has been shown to reduce the overall demand for parking by having a cost to park born by the parker and at the same time lowers the cost of housing. The retail uses can utilize the on-street parking offered on Lafayette Street and East Main Street. Finally, the applicant has proposed several alternative plans in the event the proposed parking is not adequate. The Department and LUB Staff will work with the applicant in the event there are adverse effects on parking in the neighborhood as a result of this development.

That being said, 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.

Site Plan

1. On the Traffic Signage and Pavement Plan, the applicant shall remove the marked parking stalls on Lafayette Street. Upon further review, the Department feels that marked parking spaces on side streets is not appropriate and is not the City standard. Signage, which shall be coordinated with the department, can suffice to delineate the different types of parking spaces on the street.
2. 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.
3. 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.
4. The applicant shall submit to TTP for review and approval prior to issuance of a building permit, a construction staging and material loading plan which mitigates impact to the roadway network
5. The applicant shall apply for an Encroachment Permit with the Connecticut Department of Transportation for all work carried out in the State's Right-of-Way
6. Due to the location and number of utility connections, the applicant will be required to do curb-to-curb restoration of Lafayette Street inclusive of the intersections of North State Street and East Main Street or per the Engineering Bureau Requirements and standards.

7. The curbing along East Main Street and Lafayette Street shall be revised to be consistent with the Landscaping Plan.
8. 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". This contribution should be given to the Department prior to an issuance of a Building Permit, so the applicant and City can coordinate the installation of the cabinet.

Landscaping Plan

1. All parking spaces shall not conflict with any proposed or installed street lights, utility poles, parking signs, street trees, or any other sidewalk obstructions.
2. The sidewalk shall be revised to show a clear concrete path of at least six feet (6') and a four foot wide (4') amenity strip between the curb and clear path.
3. The street light standard and location shall be coordinated and approved by Nancy Pipicelli of the Stamford Engineering Bureau.
4. Some proposed locations of street trees and light poles looks to be in conflict with proposed parking meters as well as the traffic signal cabinet on the NW corner of the property.
5. For all sidewalks or parts thereof on private property, a public access easement, in form and substance satisfactory to the City Law Department, shall be recorded on the City of Stamford land records
6. The tree grates proposed shall be replaced with chestnut Flexi-Pave porous pavement. Applicant shall confirm proper spec and standard.
7. The street tree type shall be revised to be compliant with the Stamford Street Tree Manual in terms of species type and spacing.

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

June 21, 2021

To: Vineeta Mathur Associate Planner

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

**Subject: 27-29 Lafayette Street
821-831 East Main Street - 819 East Main St. LLC & 831-833 East Main St. LLC
Zoning Application No. 221-19**

The Engineering Bureau received an application for the construction of an 85-unit residential development with ground floor retail and associated site improvements.

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 & Berezky, dated 11/2/20

-Zoning Location Survey Depicting 27 & 29 Lafayette Street, 821, 825, 827 & 831 East Main Street Prepared for 819 East Main Street, LLC by DiMarzo & Berezky, dated 4/23/21

-C-1 through C-6 Depicting 821, 825, 827 & 831 East Main Street, 27 & 29 Lafayette Street, Prepared for 819 East Main Street, LLC, by DiMarzo & Berezky, dated 4/23/21

-Stormwater Management Report 821, 825, 827 & 831 East Main Street, 27 & 29 Lafayette Street, Prepared for 819 East Main Street, LLC, by DiMarzo & Berezky, dated 4/23/21

The Engineer of record, Louis DiMarzo, 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 following shall be addressed by a CT professional engineer:

1) The Engineering Bureau previously requested a plan and profile of the proposed storm sewer extension on Lafayette Street to North State Street (from Zoning Application 218-35 & 36). Please provide.

2) NOAA Atlas Frequency Estimate table shows values higher than those used in the HydroCAD report. Please

make revisions for consistency.

- 3) Provide pond summaries and stage storage tables for all storms. Only documents for the 1-yr storm were included in the HydroCAD report. In addition, it appears that the provided Water Quality Volume, drawdown calculations and DCIA Form (WQV Provided) were based on the 1-yr rainfall, instead of the 25-year rainfall.
- 4) The South Basin Hydraulic Volume chart shows an increase over existing volumes for all storm events. Please address.
- 5) The Stormwater Management Report states that the proposed development will increase the runoff area by 166 sq ft. There shall be no increase in runoff from existing to proposed conditions.
- 6) Prior to building permit approval, a Storm Sewer Connection Waiver must be completed (as noted on sheet C-1).
- 7) Clarify the function of the proposed 2 ft deep drainage sump structure. It has an invert out of 11.6 and is connected to the trench drain, however, the trench drain has its own 2 ft sump with an invert out of 10.5.
- 8) C-5: Manhole W/Overflow Weir detail - show the third pipe and all pipe inverts. Provide a plan view.
- 9) Add an asphalt trench repair detail showing 4 1/2" binder thickness, since the storm sewer connection will be made on North State Street, which is an arterial road.
- 10) An Excavation (Street Opening) Permit will be required and will include permanent paving requirements.
- 11) Verify the sidewalk pitch (towards the curb) is less than or equal to 2%.
- 12) Add a callout for the pipe (size, length and slope) from CB #1 to the Cultec system.
- 13) The curb detail should specify Class "F" concrete (4400 psi).
- 14) DCIA Tracking Worksheet - Part 4: verify the proposed development DCIA (after stormwater management) and the net change in DCIA.
- 15) Refer to CT DOT Form 818 throughout the plan set, particularly on the details.
- 16) Traffic Department (TT & P) approval will be required.
- 17) C-1: reference this Zoning application on the Standard City of Stamford notes #13.
- 18) The Engineering Bureau reserves the right to make additional comments.

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

CC: Lou DiMarzo
Scott Lumby
Rick Talamelli

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.

Briscoe, Tracy

From: Mathur, Vineeta
Sent: Friday, April 30, 2021 7:57 AM
To: Seely, Walter
Cc: Armstrong, Chad; Francis, David; Briscoe, Tracy
Subject: Re: Application 221-19 819 East Main Street

Thanks for your review Bud.

From: Seely, Walter
Sent: Thursday, April 29, 2021 8:01 PM
To: Mathur, Vineeta
Cc: Armstrong, Chad; Francis, David
Subject: Application 221-19 819 East Main Street

Hi Vineeta

821 E Main St (aka 819-821) Application 221-19 Original Application # 220-45 & 220-
Re-Review for Planning/Zoning Boards for Application # 221-19
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.

Have a good evening

Walter (Bud) Seely

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

