

MAYOR
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Land Use Bureau Chief
Ralph Blessing

Acting Principal Planner
Vineeta Mathur
(203) 977-4716
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**CITY OF STAMFORD
PLANNING BOARD
LAND USE BUREAU**
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

RECEIVED
APR 28 2022
ZONING BOARD

April 28, 2022

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

RE: ZB APPLICATION #222-19 - RICHARD REDNISS, REDNISS & MEAD representing THE HOUSING AUTHORITY CITY OF STAMFORD - Text Change

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, April 26, 2022, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to amend portions of Appendix B, Footnote 6 (formerly Section 7-R). If the recent Zoning Board approval (ZB Application #222-01) is not effective at the time of approval, the proposed changes will be located in Section 7-R of the Zoning Regulations.

After a brief discussion, the Planning Board unanimously voted to recommended *approval* of **ZB Application #222-19** and this request is compatible with the neighborhood and consistent with Master Plan Category #3 (Residential - Low Density Multifamily).

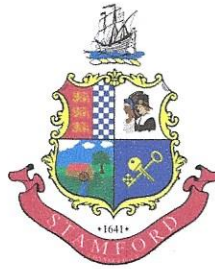
Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac

MAYOR
Caroline Simmons



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April 28, 2022

ZONING BOARD

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

**RE: ZB APPLICATION #222-20 - THE HOUSING AUTHORITY CITY OF STAMFORD -
0 URSULA PLACE (002-5974 and 0 URSULA PLACE (003-8620) - General Development
Plan (GDP) and Special Permit**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, April 26, 2022, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to redevelop the existing property known as Oak Park with larger units with more amenities and improved drainage infrastructure. The redevelopment will also improve onsite parking ratios, streetscapes and usable open space. The new development will maintain the same unit count (166 apartments) and general bedroom mix with an increase in 3-bedroom units.

The Planning Board commended the applicant for redeveloping and modernizing the complex and for keeping all the units at or below 60% of AMI.

After a brief discussion, the Planning Board unanimously voted to recommended *approval* of **ZB Application #222-20** and this request is compatible with the neighborhood and consistent with Master Plan Category #3 (Residential - Low Density Multifamily).

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac

Briscoe, Tracy

From: Kristin Floberg <kfloberg@westcog.org>
Sent: Wednesday, May 18, 2022 11:02 AM
To: Mathur, Vineeta; Briscoe, Tracy
Subject: RE: City of Stamford - New Application 222-19
Attachments: cover letter 222-19.pdf; Application 222-19.pdf; proposed text change- 222-19.pdf

To: Vineeta Mathur, Principal Planner

From: Kristin Floberg, Planner

Re: CT Statutory Referral to WestCOG from Stamford- Attached Zoning Amendment

Date: May 18, 2022

Thank you for submitting the attached referral to WestCOG.

The opinion of WestCOG staff is that the proposal is of local interest and with minimal intermunicipal impact. Therefore, it is not being forwarded to adjacent municipalities and the regional staff is making no comment.

From: Briscoe, Tracy <TBriscoe@StamfordCT.gov>
Sent: Tuesday, April 19, 2022 10:17 AM
To: Kristin Floberg <kfloberg@westcog.org>
Subject: City of Stamford - New Application 222-19

RECEIVED
MAY 18 2022
ZONING BOARD

Hi Kristin,

Please see attached a text change application (222-19) for your review and comments.

Thanks
Tracy

CITY OF STAMFORD

MAYOR
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
MATT QUINONES
Email: MQuinones@StamfordCT.gov



CITY ENGINEER
LOUIS CASOLO, JR., P.E.
Email: LCasolo@StamfordCT.gov

INTEROFFICE MEMORANDUM

May 12, 2022

To: Vineeta Mathur Associate Planner

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

Subject:

**0 Ursula Place - Housing Authority City of Stamford
Zoning Application No. 222-19, 222-20**

The Engineering Bureau received a Zoning application for a Text Change to amend portions of Appendix B, Footnote 6 and General Development Plan and Special Permit application documents for the redevelopment of an existing residential property to provide larger units, more amenities, improved drainage infrastructure, improved onsite parking ratios, streetscapes and usable open space.

The following documents were reviewed:

- "Aerial Exhibit 0 Ursula Place (Oak Park)" by Redniss & Mead dated 3/15/22

- "General Development Plan Depicting Oak Park - Ursula Place Prepared for Charter Oak Communities" by Redniss & Mead dated 3/29/22

- Draft "Property & Topographic Survey Depicting Oak Park Prepared for Client" by Redniss & Mead dated 3/2/22

- "Existing Site Plan Depicting Oak Park - Ursula Place Prepared for Charter Oak Communities" by Redniss & Mead dated 3/29/22

- Correspondence to Ralph Blessing, Land use Bureau Chief Re: Charter Oak Communities - Oak Park Redevelopment by Redniss & Mead, dated 3/29/22

The Engineer of Record, Andrew Kuzmich, P.E. stated, "A formal stormwater management design will be prepared and provided along with a Final Site Plan application. The proposed on-site drainage will consist of traditional conveyance (roof leaders, drains, manholes) as well as a number of water quality, runoff reduction & peak flow attenuation best management practices intended to satisfy standards one through five of the Stamford Drainage Manual. Water quality practices will likely include a combination of surface detention, permeable pavement system(s) and subsurface infiltration system(s). It is anticipated that stormwater quality & runoff patterns will be enhanced under proposed conditions. Furthermore, the design will ensure the proposed developments flow

contribution to the 48" storm sewer is reduced vs. existing conditions as required by standard 2 of the city drainage manual."

"It is expected that a full site design will ultimately be prepared for the current proposal as part of a subsequent Final Site Plan application and will include proposed grading, drainage, utility connections (including sewers), sediment and erosion controls, etc. This design will include onsite sitework elements as well as detailed information with respect to work within the public right-of-way, such as sidewalks, curbing, utility work, driveway access, etc. All work will be designed and constructed in accordance with the City of Stamford site design and drainage manual standards..."

"In summary, based on our initial review of this project and proposed modifications, it is our opinion that the development, if properly designed and constructed, will not result in any adverse impacts to the City's drainage and sanitary sewer systems."

The application documents do not include the proposed stormwater or site design and the above statements from the Engineer of Record indicate they will be provided with the Final Site Plan submission. Therefore, if the application is allowed to proceed, the Engineering Bureau shall review the Final Site Plan submission for compliance with Engineering Bureau policies, including compliance with the Stamford Stormwater Drainage Manual.

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

CC: Andrew Kuzmich
Robert Clausi

Reg. No. 140

Application 222-19 & Application 222-20 Housing Authority City of Stamford. AKA Oak Park

Seely, Walter

Tue 4/26/2022 9:43 AM

To: Mathur, Vineeta <VMathur@StamfordCT.gov>;

Cc: Armstrong, Chad <CArmstrong1@StamfordCT.gov>; Francis, David <DFrancis@StamfordCT.gov>;

Good Morning Vineeta

I have reviewed the submitted applications and related plans. The Fire Marshal's Office has no objections to the general proposal. I would like to in the future address the parallel street parking. Specifically at the intersections of building driveways from the street. I would like to see a bit more room for fire apparatus turning into and out of these driveways.

Have a good day

Walter (Bud) Seely

Fire Marshal

Stamford Fire Department

Office of the Fire Marshal

888 Washington Blvd. 7th Floor

Stamford, CT. 06902

203-977-4651


William P. Brink, P.E. BCEE
Executive Director
Stamford Water Pollution Control Authority
203-977-5809
wbrink@stamfordct.gov



Ed Kelly, Chairman
SWPCA Board of Directors
Stamford Water Pollution Control Authority

Date: May 31, 2022

To: Vineeta Mathur, Principal Planner

From: Ann Brown, P.E., Supervising Engineer 

Subject: **Application 222-19 - Housing Authority City of Stamford, c/o Redniss & Mead, 22 First Street, Stamford, CT – Text Change**
Application 222-20 – Housing Authority City of Stamford, 0 Ursala Place (002-5974) and 0 Ursala Place (003-8620) - General Development Plan and a Special Permit

The Stamford WPCA has reviewed the applications submitted for the referenced project and offers the following comments.

Application 222-19 – Text Change

The Stamford WPCA has reviewed the referenced application for Text Change and determined that the proposal has no impact on any authority of this department. The WPCA has no objection to the application continuing with the approval process.

Application 222-20 – General Development Plan and a Special Permit

The Stamford WPCA has reviewed the documents and plans submitted for the referenced application for a General Development Plan and Special Permit as follows:

- Project Narrative, dated 3/31/22, prepared by Redniss & Mead.
- General Property Description, dated 3/30/22.
- Zoning Data Chart, dated 3/30/22, prepared by Redniss & Mead.
- Aerial Exhibit, dated 3/15/22, prepared by Redniss & Mead.
- Application for Text Change of the Stamford Zoning Regulations, dated 3/30/22, prepared by Richard Redniss.
- Drawing List, dated 3/31/22, prepared by Redniss & Mead.
- Application for Approval of Site & Architectural Plans and/or Requested Uses, dated 3/30/22, prepared by Richard Redniss.
- Application for Special Permit, dated 3/30/22, prepared by Richard Redniss.
- Letter to Mr. Blessing from Richard Redniss, dated 3/31/22, prepared Richard Redniss.
- Letter to Mr. Blessing and Board Members from Richard Redniss, dated 3/31/22, prepared Richard Redniss.
- Letter to Mr. Blessing from Vincent Tufo (Charter Oak Communities), dated 3/31/22, prepared Richard Redniss.



Interoffice Memorandum City of Stamford, dated 4/19/22, prepared by Vineeta Mathur, Principal Planner.

Letter to Mr. Blessing regarding Drainage and Sewer, dated 3/29/22, prepared by Redniss & Mead. Proposed Text Change, dated 3/30/22.

Site/Survey, prepared by Redniss & Mead:

- Sheet DRAFT PSTS, dated 3/2/22;
- Sheets ESP & GDP, dated 3/29/22.

Based on review of the above, Stamford Water Pollution Control Authority (SWPCA) provides the following comments:

Community Room/Amenities (Community Kitchen)

1. As part of the building permit process, the Stamford Water Pollution Control Authority is obliged to ensure the owner/operator(s) of the facility comply with Stamford's Fats, Oils, and Grease Abatement Program. The establishment must be equipped with adequately sized and approved grease management equipment. In addition, all of the correct kitchen equipment, fixtures, and/or drains shall discharge into the approved grease management equipment. Please review the Building Permit Requirements Guidance Document attached or on our website at: <https://www.stamfordct.gov/home/showpublisheddocument/6208/637588433902330000>. The checklist must be completed and included with the submission. **Incomplete submissions will be rejected.**

Sanitary Sewer

2. In response to the sanitary sewer information provided on page 2 of the Letter to Mr. Blessing regarding Drainage and Sewer dated 3/29/22 prepared by Redniss & Mead, please submit to the SWPCA a site utility plan showing the proposed sanitary sewer work. Additionally, please submit a sewer flow analysis report that includes flow monitoring on the sewer main in Dale Street.
3. Please note: A Connection Charge may be assessed by the SWPCA in accordance with the City Charter of the City of Stamford (Sec. 200-41) and as provided by state law (Connecticut General Statutes §7-255). The issuance of a Certificate of Occupancy (CO) signals the completion of construction and the CO is, therefore, the starting point of the Connection Charge process. Once each year the CO's issued (starting with March first and running through the end of February the following year) are reviewed to determine those that reflect a change in sewer usage. Those properties reflecting additional sewer units will receive an assessment in the fall following the above time period. Connection Charges are based on a "Sewer Unit" system. Questions regarding connection charge fees should be directed to the WPCA's Supervising Engineer, Ann Brown, via email ABrown2@stamfordct.gov or phone 203-977-5896.

Swimming Pools

4. In the event a swimming pool is proposed, the swimming pool water filtration system shall be of cartridge type. If a sand filtration system is used, the back wash shall discharge into a gravity fed

William P. Brink, P.E. BCEE
Executive Director
Stamford Water Pollution Control Authority
203-977-5809
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Ed Kelly, Chairman
SWPCA Board of Directors
Stamford Water Pollution Control Authority

treatment system prior to discharging into the sanitary. Please provide detailed information on the filtration system.

5. No less than 60 days in advance of a Certificate of Occupancy or Temporary Certificate of Occupancy, the owner/developer of the site shall complete and submit to SWPCA for review and approval a Registration Application for Miscellaneous Discharges of Sewer Compatible Wastewater for the sanitary discharge of swimming pool wastewater. Contact Robert Pudelka, Plant Supervisor at 203-564-7945 or by email at rpudelka@stamfordct.gov for additional information.

If you have any questions, please do not hesitate to call me at 203-977-5896.

SWPCA reserves the right to make additional comments.

Attachment

Cc: William Brink, P.E., Executive Director WPCA
Stephen W. Pietrzyk, Collection Systems Supervisor WPCA
Matt Schnebly, Environmental Technician

MAYOR
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
MATT QUIÑONES
Email: mquinones@stamfordct.gov



TRANSPORTATION 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.
Transportation Bureau Chief


Luke Bittenwieser
Transportation Bureau Staff

DATE: May 20, 2022

RE: Zoning Board Application 222-19/20

Application #222-19/20

Housing Authority of Stamford
0 Ursula Place

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

- Zoning Board applications received April 19, 2022;
- Project narrative;
- Proposed Text Change
- Existing Site Plan prepared by Redniss & Mead dated March 29, 2022; and,
- General Development Plan prepared by Redniss & Mead dated March 29, 2022.

The Department has reviewed these applications thoroughly and is supportive of both. The GDP and accompanying text change bring the property closer into compliance with the City parking minimums. The Department is supportive of the parking related text changes due to the unique scenario to which this GDP is located. The applicant owns the properties along the whole block on both sides of this section of Ursula Place. The use of the on-street parking by the Applicant's residents is essentially an existing condition, and the Department has not received any recent complaints related to parking in this immediate area. The Department has a few minor comments for the applicant as they proceed through the GDP process and into the Site Plan application.

1. The applicant shall clarify if the parking on Dale Street is included in their on-street parking calculations. This should be revised prior to GDP approval.
2. The applicant is requesting an administrative approval pursuant to Section 12.K.5 of the Zoning regulations. The Department is agreeable to this as the current sidewalk configuration has an appropriate amenity strip and sidewalk width. The applicant shall work with the Department to develop a plan for which sidewalks along the Applicant's site shall be reconstructed to improve pedestrian safety and mobility.
3. On the site plan submission, the applicant shall show exactly which spaces are being used for on-street parking with dimensions including stall sizes, distances from driveways, corners, fire hydrants, no parking signs, etc.