

**From:** Seely, Walter  
**Sent:** Thursday, February 17, 2022 7:50:58 PM  
**To:** Mathur, Vineeta  
**Subject:** Application 222-06-819 East Main Street LLC

Good evening Vineeta

Application 222-06-819 East Main Street

I have reviewed plans for the proposed 130 residential unit building with retail spaces on the ground floor.

Fire Marshal's Office has no objections to the project.

Have a good Weekend

*Walter (Bud) Seely*

***Fire Marshal***

***Stamford Fire Department***

***Office of the Fire Marshal***

***888 Washington Blvd. 7<sup>th</sup> Floor***

***Stamford, CT. 06902***

***203-977-4651***

MAYOR  
**Caroline Simmons**



DIRECTOR OF OPERATIONS  
**Matthew Quiñones**

Land Use Bureau Chief  
**Ralph Blessing**

Acting Principal Planner  
**Vineeta Mathur**  
(203) 977-4716  
vmathur@stamfordct.gov

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

March 10, 2022

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

**RE: ZB APPLICATION #222-06 - 819 EAST MAIN STREET, LLC; 831-833 EAST MAIN STREET, LLC and NEW STAR LAFAYETTE, LLC (Collectively "the Applicants") - 27 & 29 LAFAYETTE STREET; 821, 825, 827 & 831 EAST MAIN STREET and 15 LAFAYETTE STREET - Map Change**

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Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, March 8, 2022, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicants are seeking a Zoning Map Change from C-I Zoning District to MX-D Zoning District.

After a brief discussion, the Planning Board unanimously voted to recommended *approval* of **ZB Application #222-06** and 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

**RECEIVED**

MAR 10 2022

**ZONING BOARD**

# 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

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## INTEROFFICE MEMORANDUM

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March 25, 2022

To: Vineeta Mathur Associate Planner

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

**Subject: 15, 27 & 29 Lafayette Street  
821-831 East Main Street  
Zoning Application No. 222-06, 222-07**

The Engineering Bureau received a Zoning application for a Map Change from the C-I Zoning District to the MX-D Zoning District. The Engineering Bureau also received a Zoning application for the demolition of existing structures and the construction of a 130-unit apartment building with ground floor retail and associated site improvements.

The following documents were reviewed:

-Property & Topographic Survey Depicting 821, 825, 827 & 831 East Main Street, 15, 27 & 29 Lafayette Street, Prepared for 819 East Main Street, LLC by DiMarzo & Bereczky, dated 12/14/21

-Zoning Location Survey Depicting 821, 825, 827 & 831 East Main Street, 15, 27 & 29 Lafayette Street, Prepared for 819 East Main Street, LLC by DiMarzo & Bereczky, dated 2/3/22

-C-1 through C-9 Depicting 821, 825, 827 & 831 East Main Street, 15, 27 & 29 Lafayette Street, Prepared for 819 East Main Street, LLC by DiMarzo & Bereczky, dated 2/3/22

-Stormwater Management Report 821, 825, 827 & 831 East Main Street, 15, 27 & 29 Lafayette Street, Prepared for 819 East Main Street, LLC, by DiMarzo & Bereczky, dated 2/3/22

-LP.1 Landscape Plan, 819 East Main Street by Environmental Land Solutions, LLC 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 Engineering Bureau has determined that the Zoning Map Change application does not relate to the jurisdiction of this department, and therefore does not object to the Map Change application proceeding with the approval

process.

Regarding the Zoning application for the construction of the 130-unit apartment building and site improvements, the Engineering Bureau has determined that the following shall be addressed by a CT professional engineer:

- 1) Please provide a plan and profile of the proposed storm sewer extension on North State Street.
- 2) An Excavation Permit and Storm Sewer Connection Waiver will be required, as noted in the plan set.
- 3) WPCA approval is required.
- 4) The lot consolidation shall be filed on Stamford Land Records prior to Building Permit approval.
- 5) Provide an additional test pit and a borehole infiltration test in the vicinity of the northern infiltration galleries. Revise the drawdown calculations accordingly.
- 6) Sheet C-2: The northern infiltration system should be labeled as BMP-2. Correct the number of units, number of rows and total units on the callout. This should also be corrected on sheet C-9.
- 7) BMP-1 and BMP-2 infiltration systems should be completely independent of each other. The outlet from BMP-2 should not connect to BMP-1.
- 8) The impervious area of the North Existing Basin on the Existing Basin Map should be 749 sq ft.
- 9) Verify the "Proposed Development DCIA" (Part 4) on the DCIA Worksheet. This area should not include the impervious areas routed to the infiltration systems.
- 10) Add the sump elevation to the callout for the trench drain sump structure.
- 11) Show the proposed storm line and manhole on the North State Street Proposed Offsite Drainage Map and verify that the proposed conditions were modeled in the HGL analysis.
- 12) Sheet C-1: The parallel parking note should refer to Sheet C-3, not sheet C-2.
- 13) Show the parallel parking spaces on East Main Street on sheets C-1 and C-3.
- 14) Confirm the proposed lighting as shown on the Landscape Plan sheet LP.1 with the City's Energy/Utility Manager.
- 15) Clarify if there will be a walkway and curbing along the western most row of parking and if there will be curbing along the northern row of parking. What will keep vehicles from going past the parking stalls?
- 16) Provide retaining wall details.
- 17) The northern portion of the proposed retaining wall is 3.5 ft high. Retaining walls 3FT HIGH AND ABOVE need to be designed and inspected by a CT professional engineer. Correct the wall note on sheet C-5 accordingly.
- 18) Sheet C-2: The parking lot low point at the catch basin is shown as elevation 19.4, however, there's a lower spot elevation to the east (19.2). Clarify.
- 19) Provide a type C-L catch basin detail for the catch basin at the low point of the parking lot and call it out accordingly on sheet C-2.

- 20) "Do Not Enter" signs may be needed for vehicles exiting the parking garage, to keep them from continuing north in the parking lot towards the approaching one-way aisle.
- 21) Sheet C-3 references sheet C-5 for the "No Left Turn" sign, however, sign details are not shown in the plan set.
- 22) Add silt sacks to the catch basins on sheet C-4 and provide a detail. Burlap as shown may not be effective in filtering sediment.
- 23) Clarify if there are any trees to be protected on sheet C-4. There doesn't appear to be any.
- 24) Sheet C-4: For the anti-tracking pad callout for Phase 2- revise it to say steel plates "SHALL" be installed over the proposed infiltration location.
- 25) Provide Pond Summaries and Stage Area Storage tables for the 25-yr storm for BMP-1 and BMP-2. Correct/verify all storage inverts, pipe lengths and structures on both Pond Summaries.
- 26) Sheet C-7: Call out the formed invert on the manhole detail.
- 27) Sheets C-1 through C-4: Show the bollard placement at least 12 inches behind the curbing in all areas so the bollard footing will not conflict with the curbing or crushed stone base for the curbing.
- 28) Revise the concrete strength on the bollard detail to 3500 psi (minimum).
- 29) Sheet C-9: Remove/clarify the WQV required for BMP-1 and BMP-2 since the WQV for the entire site is provided in the Stormwater Management Report and in the chart on sheet C-9.
- 30) Update the date references to the Stormwater Management Report throughout the plan set once revisions are made.
- 31) The Engineering Bureau reserves the right to make additional comments.

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

CC: Lou DiMarzo  
Pam Fausty  
Lindsay Tomaszewski  
Jaclyn Chapman

Reg. No.



City of Stamford  
ENVIRONMENTAL PROTECTION BOARD  
INTEROFFICE CORRESPONDENCE

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

From: Lindsay Tomaszewski, Environmental Analyst  
Environmental Protection Board

Subject: 15, 27, 29 Lafayette Street and 821, 825, 827, 831 East Main Street  
819 East main Street LLC, 931-833 East Main Street LLC  
Applications No. 222-06 & 222-07

Date: April 22, 2022

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Environmental Protection Board Staff has reviewed the plans submitted for the proposed Map Change (ZB 222-06) and Site & Architectural Plan and/or Requested Uses, General Development Plan & a Special Permit (ZB 222-07) proposed at the above-referenced property and has no objections. However, the following conditions are recommended to minimize potential impacts from the proposed development:

1. Prior to endorsement for the issuance of a Building Permit, final approval by the Engineering Bureau of all site grading and drainage mitigation plans.
2. 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 Staff for approval. The performance surety shall be submitted to EPB Staff prior to the start of any site activity and issuance of a building permit.
3. 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.
4. 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.

5. 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.
6. 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.



**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  
Application No. 222-06 and 222-07  
Subject: Resolution for 819 East Main Street—833 East Main Street, referral to HPAC  
Date: Meeting date: March 1, 2022

At the HPAC regular meeting held Tuesday March 1, 2022, the Commission reviewed the architectural drawings and submission materials for the 819 East Main Street—833 East Main Street proposed development. The submitted materials were forwarded to the commission for a second review, including additional information provided. The following is a record of the Commission discussion and approval.

The Commission, by unanimous vote, made a determination to support the project as presented with the following notes and considerations.

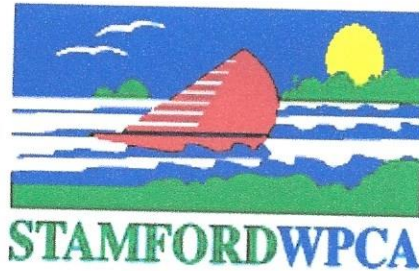
1. The Commission has no objection to the demolition of the two historic buildings, which had received 7.3 incentives in 1990, due in part to extensive flood damage.
2. The Commission recommends that the City's façade easement be removed due to the very poor condition of the two historic buildings.
3. The Commission makes the following additional recommendations, with the understanding that the proposed new construction is not a historic building.
  - a) First, it is recommended that additional steps be taken to protect against flood damage to the extent possible.
  - b) Second, it is recommended that durable and attractive materials be used, as much as possible, particularly at the base of the building.
  - c) Third, it is recommended that the additional plantings, including window boxes, be undertaken to present a more attractive façade on Lafayette Street.

HPAC understands that the Land Use boards may have other considerations for review that are beyond the scope of HPAC approvals. Those may include bonuses, set-backs, and parking, and hotel requirements that are in the zoning code.

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



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



Edward Kelly, Chairman  
SWPCA Board of Directors  
Stamford Water Pollution Control Authority  
ekelly@stamfordct.gov

March 28, 2022

TO: Vineeta Mathur, Principal Planner

FROM: Ann Brown, P.E., Supervising Engineer *AMB*

DATE: March 28, 2022

RE: **Application 222-06 & 222-07**  
**819 East Main Street LLC, 831-833 East Main Street LLC, and New Star Lafayette LLC & 819-831 East Main Street & 15, and 27-29 Lafayette Street**

Application 222-06 – Zoning Map Change

The Stamford WPCA has reviewed the referenced application for a Zoning Map 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 222-07 – Site & Architectural Plan and /or Requested Uses, General Development Plan and a Special Permit

The Stamford WPCA has reviewed the following documents for the referenced application.

Documents and Plans Submitted:

- Zone Map Change, GDP, Special Permit, and Final Site and Architectural Plan Application dated 2/8/22 prepared by Redniss & Mead.
- STORMWATER MANAGEMENT REPORT dated 2/3/22 prepared by DeMarzo & Bereczkny.
- Sustainability Scorecard.
- Interoffice Memorandum dated 2/16/22 prepared by Vineeta Mathur.
- Site/Civil Plans: (Sheets PTS, ZLS, C-1 thru C-9, CS-1) dated 2/3/22 prepared by DeMarzo & Bereczkny.
- Architectural: (Sheets A-001, A-101 thru A-107, A-201 thru A-203, A-301, A-302) dated 1/22/22 prepared by Do H. Chung & Partners.
- Landscaping: (Sheet LP.1) dated 4/23/21 prepared by Environmental Land Solutions.
- Lighting: (Sheet SL-1) dated 2/3/22 prepared by Illuminate.

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

Sanitary Lateral

1. Preliminary comments for proposed sanitary sewer tie-in connections are provided below:

- a. An outdoor clean-out for the building's lateral must be provided; and,

**Stamford WPCA, 111 Harbor View Ave., Stamford, CT 06902**

- b. Sewer Tie-in Connection Requirements:
- i. Proposed sanitary tie-in connection must be an approved saddle connection to the public sewer line. A chimney connection may be required to ensure the private lateral slope does not exceed 2%, and it must meet either the City standard specification and/or the approved modular style chimney design requirements. Both saddle and/or chimney connections must be encased in concrete. Attached are the approved saddle and chimney specification information;
  - ii. Applicant and/or Contractor needs to schedule the tie-in activity with Stamford WPCA's Collection Systems Supervisor at least 3-days in advance for scheduling WPCA personnel to witness and photograph the sewer tie-in connection. Anytime between 7:30 a.m. and 2 p.m. (Mon. thru Fri.).
  - iii. The contractor is not to break into the public sewer line without WPCA being present; and,
  - iv. Additionally, the sewer tie-in distance information from at least 2-permanent stations, i.e., telephone pole and number, distance from nearest manhole cover, corner of building with address number, etc., and depth of tie-in, along with a sketched drawing depicting these monuments and distances must be submitted for final approval.
2. 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](mailto:ABrown2@stamfordct.gov) or phone 203-977-5896.

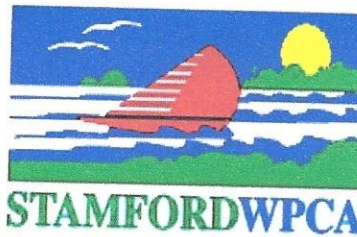
Retail/Amenity/Food Service Establishments

3. As part of the building permit process for this development, food service establishments (FSE) and/or other facilities where there is potential for Fats, Oils, and Grease (FOG) to discharge into the sanitary sewer are obliged to comply with *Stamford's Fats, Oils, and Grease (FOG) Abatement Program* administered by the Stamford Water Pollution Control Authority. Facilities include but are not limited to restaurants, office cafeterias, church kitchens, community barbeque stations and kitchens, etc. The FSE or facility shall be equipped with adequately sized, properly functioning, and SWPCA approved grease management equipment. In addition, all of the correct kitchen equipment, fixtures, and/or drains shall discharge into the grease management equipment (GME). The attached document provides an overview of the above building permit requirements.

SWPCA reserves the right to make additional comments.

Attachment

cc: Stephen A. Pietrzyk, Collections System Supervisor  
Jane Gibeault, Regulatory Compliance Coordinator



**STAMFORDWPCA**  
**Office of Regulatory Compliance**  
**Building Permit Requirements**  
**FSE/Facility FOG**

Rev. 1 (6/9/21)

## Section 1. Introduction

Food Service Establishments (FSE) and/or other Facilities where there is potential for Fats, Oils, and Grease (FOG) to discharge into the sanitary sewer are obliged to comply with *Stamford's Fats, Oils, and Grease (FOG) Abatement Program* administered by the Stamford Water Pollution Control Authority. Facilities include but are not limited to restaurants, office cafeterias, church kitchens, community barbeque stations and kitchens, etc. As part of the compliance requirements, the FSE or facility shall be equipped with adequately sized, properly functioning, and SWPCA approved grease management equipment. In addition, all of the correct kitchen equipment, fixtures, and/or drains shall discharge into the grease management equipment (GME). Compliance shall be achieved even if the kitchen is not part of the scope of work in the permit application.

Described herein are guidelines for the design of GME and the submittal requirements for a building permit involving a new FSE or modifications to an existing FSE. In addition, no less than 30 days prior to the Certificate of Occupancy (CO) or Temporary Certificate of Occupancy (TCO), the owner/operator(s) of the food service establishment or other facility shall submit to SWPCA for review and approval, a Registration Application and FOG Abatement Plan. Approval of the FOG Abatement Plan must be obtained prior to the CO or TCO, and the FOG Abatement Plan shall be implemented when the kitchen is open for use. Please contact SWPCA at 203-977-4997 or visit our website at <https://www.stamfordct.gov/government/operations/water-pollution-control-authority/fats-oils-and-grease-fog-abatement-program> to obtain the documents and forms necessary for completing the above. The Registration Application and FOG Abatement Plan should not be completed until after SWPCA plan review process has been finalized and approval has been obtained.

## Section 2. Grease Management Equipment

There are 3 types of approved grease management equipment, the Outdoor In-ground Chamber, the Active Grease Recovery Unit (AGRU), and the Super Capacity Grease Interceptor (SCGI). It is highly recommended the maintenance requirements are taken into consideration when choosing which type to install. Sharing the same GME among separate FSE's and/or Facilities is prohibited. (Rev.1)

### A. Outdoor In-ground Chamber

Outdoor In-ground Chambers are typically constructed of concrete and can be single or two compartment. The minimum capacity for a chamber is 1000 gallons. The exterior of the chamber shall be waterproof and the inlet and outlet T-pipes shall extend to within 12" from the bottom of the chamber. The chamber shall also be equipped with a high efficient grease outlet filter. The chamber setback to the footprint of any building is 10'. For additional compliance requirements refer to Section 5(b)(1)(B thru M) of the State of CT DEEP General Permit for the Discharge of Wastewater Associated with Food Service Establishments. It is preferred chambers are installed in series if more than one is required. The amount of FOG and solids in the chamber must be routinely monitored using a sludge judge or similar device. The measured amounts shall be recorded on log sheets and kept on site. At no time shall the combined FOG and solids reach or exceed 25% of the total capacity of the chamber. The contents in the chamber shall be completely pumped out no less than once every 3 months by an outside contractor for proper disposal. Sizing the outdoor in-ground chamber is based on meals served and hours of operation utilizing the Uniform Plumbing Code Formula Grease Interceptor Sizing Worksheet.

Take-out meals and catering are to be factored in the formula. In the formula a single service kitchen is limited to pre-packaged food only, with no food preparation or cooking.

#### B. Active Grease Recovery Unit (AGRU)

AGRU's require electricity and run on a timer. The FOG on the wastewater is skimmed by a wheel and sent to a collection jug attached to the outside of the unit. With larger units, the FOG is skimmed and sent to a collection barrel. AGRU's equipped with the Automatic Solids Transfer feature are not permitted. There are ongoing maintenance requirements for AGRU's. On a daily basis, the amount of FOG in the collection jug must be measured, recorded, and deposited in a storage barrel labeled and designated for Non-renderable FOG. The internal food strainer must be removed daily and the contents emptied in the trash. The skimming blades on the wheel should be checked for grease built up and wiped clean when needed. In addition, it is required that an outside contractor pump out the unit no less than once every 3 months and inspect the AGRU to ensure it is functioning properly. Typically at that time, the contractor will pump out the contents of the non-renderable storage barrel for proper disposal. This type of GME should not be buried below floor grade. Sizing the AGRU is based on the GPM of the kitchen equipment discharging into it using a 2 minute drain time.

#### C. Super Capacity Grease Interceptors (SCGI)

SCGI's are passive grease interceptors which are 3<sup>rd</sup> party certified to hold 4 times the amount of FOG in pounds than the established GPM. Depending on the make and model number, SCGI's can be used in a variety of applications such as outdoor in-ground and indoor above or below floor grade. Clarification should be obtained from the manufacturer if the correct model is utilized for the proposed installation. Identical units shall be installed parallel with a flow splitter and not in series. For outdoor installations, SCGI's must be installed below the frost line. SCGI's with a volume of 250 gallons or less shall be located at least 5' from the footprint of any building, and if the volume in the unit is greater than 250 gallons a 10' setback is required. The amount of FOG and solids in the units must be routinely monitored using a sludge judge or similar device. The measured amounts shall be recorded on log sheets and kept on site. At no time shall the depth of the FOG or the height of the solids in the units reach or exceed the maximum amounts specified by the manufacturer. The location of the SCGI must allow for sufficient clearance above the unit to perform this maintenance requirement.<sup>(Rev.1)</sup> Typically, with properly sized SCGI's, the pump-out requirements are approximately every 2 to 3 months.

### **Section 3. Kitchen Equipment, Fixtures, Drains**

A. Separate sanitary and grease waste lines are required for the discharge of kitchen wastewater. Food Pulpers, garbage disposals/grinders are prohibited. Listed below are some but not all of the kitchen equipment, fixtures, and/or drains that should discharge into grease management equipment:

- |                               |  |
|-------------------------------|--|
| Three Compartment Sinks       | Two Compartment Sinks                    |
| Single Compartment Prep Sinks | Pre-Rinse Sinks (Soiled Dish Table)      |
| Dump Sinks                    | Kitchen/Ware Washing Area Floor Drains * |
| Soup Kettles/Braising Pans    | Pollution Control Units                  |
| Mop Sinks*                    | Self-Cleaning Exhaust Hoods              |
| Wok Stations                  | Combi-Ovens**                            |

\*With the lack of fryolators, limited menus, and low grease production, SWPCA may grant a waiver to allow the wastewater from kitchen/ware washing floor drains and mop sinks to discharge into the sanitary without treatment from grease management equipment. The request for a waiver shall be put in writing with justification as to why the waiver should be granted. A copy of the menu must be attached.

\*\*Combi-Ovens must be equipped with a tempering valve. A notation shall be included on the food service and plumbing plans.

Unless a waiver by SWPCA has been granted, floor sinks and/or drains scheduled for sanitary discharge shall be slightly raised to prevent the infiltration of mop water. A notation shall be included in the plumbing plans indicating the sanitary floor sinks/drains are to be slightly raised.

B. Listed below are some but not all of the kitchen equipment, fixtures, and/or drains that should NOT discharge into grease management equipment:

Ice Machines	Refrigeration Condensate
Dishwashers	Hot/Cold Holding Units
Water Heater Overflow/Relief Valves	Salad Dryers
Hand Sinks	Coffee/Espresso Machines

#### Section 4. Plans (required)

For outdoor installations, the information on the proposed GME shall be on a Site Utility Plan and Details Plan prepared by a professional civil engineer registered in the State of CT. For indoor installations, the information on the proposed GME shall be on the plumbing plans. The information below provides a minimal overview of the plans and documents required when submitting to SWPCA for review. The information on the site, architectural, food service, and plumbing plans, as well as the information on the cut sheets and specification sheets must all match. Full size hard copies of the plans and documents are required. Full size hard copies of any and all revisions to the plans shall be submitted for additional review. Revisions shall be highlighted on the plans. Please deliver to 111 Harborview Avenue (Building 11). As part of the CO process, as-built record drawings and design engineer certification are required.

#### A. Site Plans (Exterior GME Installation)

1. Type, size, and location of proposed GME.
2. Existing and proposed grade elevations.
3. GME invert elevations.
4. Elevation of maximum ground water.
5. Cross Section/Detail of GME w/pertinent installation requirements.

For outdoor chambers: (Grease Outlet Filter, T-Pipes, Waterproofing, Manhole Covers, etc.)

The cross section should show all requirements have been met which are listed in Section 5 of the CT DEEP General Permit. The high water table in relation to the bottom of the GME needs to be taken into consideration.

For SCGI's: Ensure all aspects of the manufacturer's installation instructions, requirements, and recommendations are shown on the cross section. SCGI's shall be installed below the frost line. A high water table in relation may warrant additional installation requirements.

6. Outdoor Chambers: Add the following language to the site plans: "The chamber shall be installed in accordance with all applicable codes and shall meet the requirements set forth in Section 5(b)(1)(B thru M) of the State of CT DEEP General Permit for the Discharge of Wastewater Associated with Food Service Establishments. Prior to backfilling, all necessary inspections and approvals shall be obtained (i.e. Building Dept., SWPCA, Design Engineer). No less than 3 working days in advance, please contact SWPCA at 203-977-4997 or 203-977-4134 to schedule an installation inspection."
7. SCGI's: Add the following language to the site plans: "The grease management equipment shall be installed in accordance with all applicable codes, and shall be installed with strict adherence to the

manufacturer's installation instructions, requirements, and recommendations. Prior to backfilling, all necessary inspections and approvals shall be obtained (i.e. Building Dept., SWPCA, and the Design Engineer). No less than 3 working days in advance, please contact SWPCA at 203-977-4997 or 203-977-4134 to schedule an installation inspection.

#### B. Architectural/Food Service Plans

1. A complete set of the architectural and food service plans.
2. The plans shall include a chart containing an itemized list of all the food service/kitchen equipment. Indicate if the item is existing or proposed, provide the manufacturer and model number, sink bowl dimensions (if applicable), indicate if the item requires hot/cold water, direct/indirect discharge, and electric or gas supply. In the remarks column, indicate if the item is piped to grease waste.
3. Floor plan showing all of the existing and proposed food service/kitchen equipment clearly labeled with the corresponding item number.

#### C. MEP Plans

1. A complete set of MEP plans.
2. A MEP chart with a complete itemized list of the food service/kitchen equipment. The item numbers shall match those listed in the architectural/food service plans. Indicate, if the item is existing or proposed, provide the manufacturer and model number, sink bowl dimensions (if applicable), indicate the hot/cold water, direct/indirect discharge, and electric or gas supply requirements for each item. In the remarks column, indicate if the item is piped to grease waste.
3. Floor plan showing floor sinks, floor drains, the grease and sanitary waste lines. The plan shall clearly identify which equipment discharge into the sanitary and which equipment discharge into the grease waste. Include the equipment item numbers. (See Illustration 1).
4. Sanitary and grease waste riser diagrams showing all floor sinks and floor drains. Identify all the equipment by item number scheduled to discharge into each floor sink and/or drain. (See Illustration 2).
5. Sizing calculation chart for the proposed grease management equipment. For outdoor chambers utilize the Uniform Plumbing Code Formula Grease Interceptor Sizing Worksheet. For AGRU's and SCGI's, calculate the GPM for each equipment and include the items numbers. Provide separate sizing charts for separate GME.
6. For AGRU's and SCGI's on/or above the floor, add the following language to the plumbing plans: "The grease management equipment shall be installed in accordance with all applicable codes, and shall be installed with strict adherence to the manufacturer's installation instructions, requirements, and recommendations." Please note: SWPCA does not approve suspending grease management equipment. In the event it has been demonstrated there is no other alternative, an exception may be granted. However, the design for the support system shall be prepared and submitted by a CT Licensed Structural Engineer. The P.E. shall certify in writing the proposed support system is more than adequate to hold the maximum load of the GME. In addition, the area below the suspended GME including a safety buffer shall be permanently barricaded from vehicular and pedestrian trafficking.
7. For SCGI's below floor/buried installations, provide a Cross Section/Detail of GME with pertinent installation requirements. Ensure all aspects of the manufacturer's installation instructions, requirements, and recommendations are shown on the cross section. Add the following language: "The grease management equipment shall be installed in accordance with all applicable codes, and shall be installed with strict adherence to the manufacturer's installation instructions, requirements,

and recommendations. Prior to backfilling, all necessary inspections and approvals shall be obtained (i.e. Building Dept., SWPCA, and the Design Engineer). No less than 3 working days in advance, please contact SWPCA at 203-977-4997 or 203-977-4134 to schedule an installation inspection.

8. Detailed information on the exhaust hoods (existing and proposed). Verify if self-cleaning.

Illustration 1 (Floor Plan)

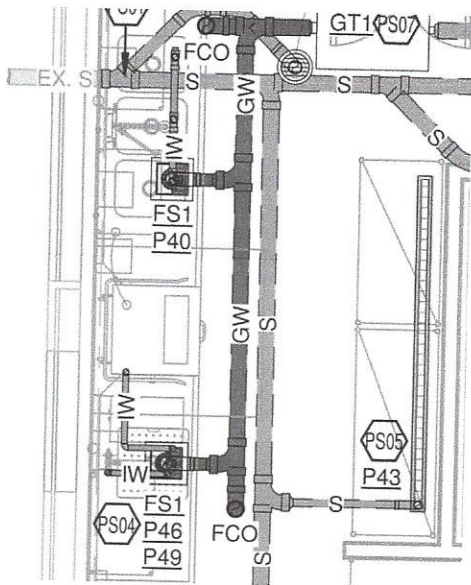
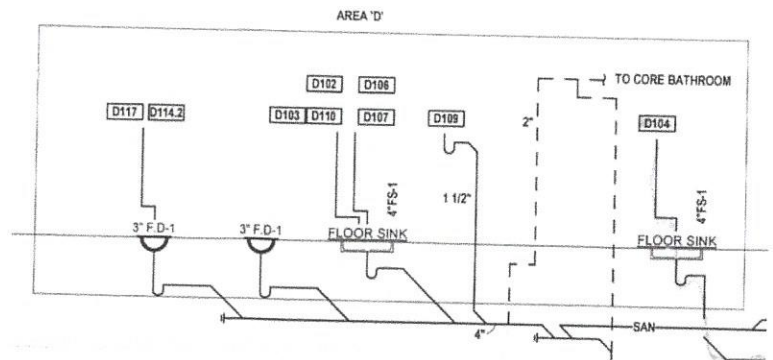


Illustration 2 (Riser Diagram)

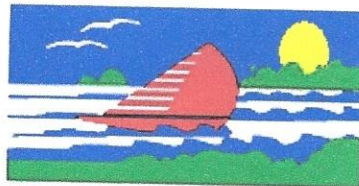


### Section 5. Documents (required)

- A. Copies of all of the manufacturer equipment cut sheets in numerical order with the item numbers listed on the cut sheets. Be sure the cut sheets provide the model number and other pertinent information such as sink bowl dimensions, GPM discharges, etc.
- B. Copies of the manufacturer specifications sheets on the proposed grease management equipment.
- C. For AGRU's and SCGI's, copies of the manufacturer installation instructions and owner's manual on the proposed grease management equipment.

SWPCA strongly advises against installing GME prior to the fit out of the FSE or Facility. In the event the owner(s) and/or developer opts to install GME in advance it is solely at their own risk. Should it be determined the GME is undersized at the time of the building permit application for the FSE or Facility, the GME shall be removed and replaced with adequately sized equipment or additional GME will be required.

**PLEASE COMPLETE THE CHECKLIST PROVIDED BELOW AND SUBMIT WITH THE PLANS AND DOCUMENTS FOR REVIEW. Incomplete submissions will be rejected.**



**STAMFORDWPCA**  
 Office of Regulatory Compliance  
 Food Service/Facility Plan Review Checklist

Building Permit Application Number: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

Name of Facility: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Owner(s) Name: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Yes	N/A	Section (see above)	Description
<input type="checkbox"/>		Section 2.	Adequately sized approved GME.
<input type="checkbox"/>		Section 3.A.	Correct kitchen equipment, fixtures, and/or drains discharge into GME.
<input type="checkbox"/>		Section 3.B.	Correct kitchen equipment, fixtures, and/or drains discharge into sanitary.
<input type="checkbox"/>		Section 4.	Information on the plans and documents match.
<input type="checkbox"/>	<input type="checkbox"/>	Section 4.A.	Site plans (Exterior GME).
<input type="checkbox"/>	<input type="checkbox"/>	Section 4.A.1.	Type, size, and location of proposed GME.
<input type="checkbox"/>	<input type="checkbox"/>	Section 4.A.2.-4.	Grade, GME invert, maximum ground water elevations.
<input type="checkbox"/>	<input type="checkbox"/>	Section 4.A.5.	Cross section/detail.
<input type="checkbox"/>	<input type="checkbox"/>	Section 4.A.6.-7.	Installation language added to plans.
<input type="checkbox"/>		Section 4.B.1.	Complete set of the architectural and food service plans. Latest revision date: ____ / ____ / ____
<input type="checkbox"/>		Section 4.B.2.-3.	Equipment schedule and floor plan.
<input type="checkbox"/>		Section 4.C.1	Complete set of MEP plans. Latest revision date: ____ / ____ / ____



BP Appl. #: \_\_\_\_\_

Date: \_\_\_\_\_

<input type="checkbox"/>		Section 4.C.2.	MEP Equipment Chart.
<input type="checkbox"/>		Section 4.C.3.	MEP Floor Plan w/ sanitary, grease waste, and equipment item numbers.
<input type="checkbox"/>		Section 4.C.4.	Sanitary and grease waste riser diagrams w/ item numbers.
<input type="checkbox"/>		Section 4.C.5.	GME sizing calculation chart.
<input type="checkbox"/>	<input type="checkbox"/>	Section 4.C.6.	Language for AGRU/SCGI installed on or above floor grade.
<input type="checkbox"/>	<input type="checkbox"/>	Section 4.C.7.	Cross section and language for SCGI installed below floor grade.
<input type="checkbox"/>	<input type="checkbox"/>	Section 4.C.8.	Information on exhaust hoods.
<input type="checkbox"/>		Section 5.A.	Manufacturer equipment cut sheets.
<input type="checkbox"/>		Section 5.B.	GME manufacturer specification sheets.
<input type="checkbox"/>	<input type="checkbox"/>	Section 5.C.	AGRU/SCGI installation instructions/owner's manual.

Prepared by: \_\_\_\_\_ Date: \_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

Company Name: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_



OFFICE OF OPERATIONS  
BUILDING DEPARTMENT  
Tel: (203) 977-4164 / Email: [BuildingDept@StamfordCT.gov](mailto:BuildingDept@StamfordCT.gov)  
Government Center, 888 Washington Boulevard, Stamford, CT 06901

MATTHEW QUINONES  
DIRECTOR OF OPERATIONS

BHARAT GAMI  
CHIEF BUILDING OFFICIAL

March 17, 2022

**INTEROFFICE MEMORANDUM**

**CITY OF STAMFORD**

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**TO:** Vineeta Mathur, Associate Planner (Via Email)  
**FROM:** Bharat Gami, Chief Building Official  
**DATE:** March 17, 2022  
**RE:** ZB 222-06 and 222-07 819 East Main Street LLC., etc. The applicant is proposing to demolish existing structures and construct a residential building consisting of 130 apartments with ground floor retail and associated improvements.

---

Please advise the applicant to respond to following comments:

The entrance ramp/steps at retail spaces on East Main Street appears to encroach on to the sidewalk. Please demonstrate compliance with 2015 IBC section 3202.2.

Entrance doors at main residential lobby appear to encroach on to the sidewalk. Please demonstrate compliance with 2015 IBC section 3202.2.

Sustainability scorecard shows backup generator. Please show location of generator on plans.

Please feel free to contact us at 203-977-4164 or send an email to [BuildingDept@StamfordCT.Gov](mailto:BuildingDept@StamfordCT.Gov).

With best regards,

A handwritten signature in black ink, appearing to read 'Bharat Gami'.

Chief Building Official

**City of Stamford**  
[Building Department](#)  
888 Washington Boulevard, 7th Floor  
Stamford CT 06901

MAYOR  
**Caroline Simmons**



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

DIRECTOR OF OPERATIONS  
**Matthew Quiñones**

Land Use Bureau Chief  
**Ralph Blessing**

Acting Principal Planner  
**Vineeta Mathur**  
(203) 977-4716  
vmathur@stamfordct.gov

March 10, 2022

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

**RE: ZB APPLICATION #222-07 - 819 EAST MAIN STREET, LLC; 831-833 EAST MAIN STREET, LLC and NEW STAR LAFAYETTE, LLC (Collectively "the Applicants") - 27 & 29 LAFAYETTE STREET; 821, 825, 827 & 831 EAST MAIN STREET and 15 LAFAYETTE STREET - Site & Architectural Plan and/or Requested Uses, General Development Plan and Special Permit**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, March 8, 2022, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicants are proposing to demolish existing structures and construct a residential building consisting of 130 apartments with ground floor retail and associated improvements.

After a brief discussion, the Planning Board unanimously voted to recommend *approval* of *ZB Application #222-07* and found this request to be compatible with the neighborhood and consistent with Master Plan Category #9 (Urban Mixed-Use).

The Planning Board has the following recommendations: (a) the Zoning Board take an in-depth look at the BMRs associated with the entire development being at only 50%; (b) the Zoning Board take a look at the flooding issues; and (c) request modifications to the design of the Lafayette Street façade to increase the visual variation, interest and articulation.

Sincerely,

**STAMFORD PLANNING BOARD**

  
Theresa Dell, Chair

TD/lac

**RECEIVED**

MAR 10 2022

**ZONING BOARD**

CITY OF  
STAMFORD

MAYOR  
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS  
MATT QUIÑONES  
Email: [mquinones@stamfordct.gov](mailto:mquinones@stamfordct.gov)



TRANSPORTATION BUREAU CHIEF  
FRANK W. PETISE, P.E.  
Email: [fpetise@stamfordct.gov](mailto:fpetise@stamfordct.gov)

RECEIVED

MAR 31 2022

ZONING BOARD

OFFICE OF OPERATIONS  
TRANSPORTATION, TRAFFIC & PARKING  
Tel: (203) 977-5466/Fax: (203) 977-4004  
Government Center, 888 Washington Blvd., 7<sup>TH</sup> Floor, Stamford, CT 06901

**INTEROFFICE MEMORANDIUM**

TO: Zoning Board Office

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

DATE: March ~~28~~<sup>31</sup>, 2022

RE: Zoning Board Application 222-07

*Handwritten signature of Frank W. Petise, P.E.*

Luke Bittenwieser  
Transportation Bureau Staff

*Handwritten signature of Luke Bittenwieser*

Application #222-07

819 East Main Street  
New Star Lafayette LLC

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

- Zoning Board application received February 15 2022;
- Project narrative;
- Parking Demand Management Plan dated February 8, 2022;
- Zoning Location Survey Prepared by DiMarzo & Bereczky dated February 3, 2022;
- Property and Topographic Survey Prepared by DiMarzo & Bereczky dated December 14, 2021;
- Civil Engineering Plan Set Prepared by DiMarzo & Bereczky dated February 3, 2022;
- Landscaping Plan Set prepared by Environmental Land Solutions dated April 23, 2021;
- Architectural Plan set prepared by Do H. Chung and Partners dated January 24, 2022; and,
- Traffic Access and Impact Study prepared by Hardesty and Hanover dated January 2022.

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 2<sup>nd</sup>, 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.

After that, application 221-19 was reviewed by the Department and commented on in an Interoffice Memorandum to the Zoning Board dated June 18, 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 their Parking Demand Management Plan 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.

However, the increase in units from 85 to 130 and the revised access drive arrangement does increase the overall number of generated trips to 55 in the morning peak and 70 in the afternoon peak and all traffic will be sent down North State Street and Lafayette Street, necessitating certain traffic mitigation efforts.

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

### **Site Plan**

1. The applicant shall provide curb to curb restoration of Lafayette Street from the intersecting street line of East Main Street south to the proposed 8" Sanitary PVC Lateral or per the Engineering Department
2. The applicant shall provide curb to curb restoration of North State Street from the eastern extent of the proposed Storm Sewer Manhole (MH #1) to the manhole at the intersection of North State Street and Lafayette Street or per the Engineering Department.
3. The applicant shall work with the Department on the final location and installation of all parking signage and parking meters. Proposed signage wording shall be approved by the Department before installation. Signage shall be installed on Light poles and meters shouldn't interfere with proposed trees or lightpoles.
4. The applicant shall coordinate the location of the existing City Fire Hydrants and proposed street trees. The Department recommends working with the Stamford Fire Department to obtain new fire hydrants along Lafayette Street.
5. Due to the side street nature of Lafayette Street, the marked on-street parking spaces shall be removed. Parking areas will be designated with TTP approved signage
6. A stop sign and stop bar shall be placed where the center one-way drive in the surface lot meets the two way drive.

7. A stop sign and stop bar shall be placed at either end of the garage ramp.
8. The applicant shall clarify their intention to remove utility poles along Lafayette Street. Is the intention for the utilities to be buried?
9. The ramp at the SE corner of the intersection of East Main and Lafayette shall be revised to consist of two, single-direction ramps.
10. 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.
11. 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.
12. 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
13. 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
14. 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
15. The handicap parking spaces shall be located as near to an access door as feasible

## Landscaping Plan

1. The streetscape along East Main Street shall be revised to match City Standards and include the brick amenity strip
2. The amenity strip along Lafayette Street shall be revised to a 4' grass amenity strip as opposed to a concrete one. This is more in-line with City practice and reduces impervious surface area. The Applicant shall be responsible for the maintenance of this area.
3. The Department will defer to the Environmental Protection Board; however, we offer the two following comments related to the street trees
  - a. Consider revising the three (3) Armstrong Red Maple Trees along East Main Street as these are known to have a salt sensitivity and may not respond well to the high salting conditions on this State Road.
  - b. The seven (7) Winter King Hawthorns along Lafayette Street and North State Street are known for their red berries which can be a maintenance issue and deteriorate the sidewalk. Other trees should be selected from the approved City list.
4. The tree pits shall be revised to be 4'x10' per City Standards. Revise on all plans
5. The planter boxers located along the building frontage on Lafayette Street shall be narrowed to ensure ADA access on the sidewalk.
6. Applicant shall coordinate with Nancy Picicelli from the Engineering Department on the proper light pole specs.



7. The applicant shall ensure the tree and light spacing are per City Standard
8. The applicant may want to consider the placement of two (2) street trees along East Main Street that are directly in-front of the building entrances.

### **Architectural Plans**

1. The applicant may want to reconsider the placement of the three (3) EV charging spaces located on the basement level at the SW corner of the building due to a history of flooding in this area
2. The applicant shall provide the specifications of the electric vehicle charging stations.
3. The proposed Bicycle parking shall be revised to be compliant with Section 12 of the Stamford Zoning Regulations
4. The applicant shall show the proposed grade of the parking garage ramp.

### **Traffic Access and Impact Study**

1. The proposed development is predicted to generate 55 weekday morning trips and 70 weekday evening trips. The previously approved development generated 38 weekday morning trips and 52 weekday evening trips. The new development represents a 45% increase in trips in the morning and 35% in the evening. Additionally, with the new access drive arrangement, all trips with a destination will have to utilize the intersection of North State Street and East Main Street as well as North State Street. All departing trips will utilize Lafayette Street and the intersection of Lafayette Street and East Main Street. This increase in traffic will result in deterioration of the Level of Service at this intersection for Westbound, Northbound, and Eastbound traffic. Proper mitigation measures will have to be undertaken to minimize the total traffic impacts on the City's

streets. The below comments are based on the proposed impacts of this development and seek to improve safety and traffic operations.

2. The Department in Interoffice Memorandum dated September 19<sup>th</sup>, 2019 to the Zoning Board said “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 request was subsequently included in other Departmental memorandums and Zoning Board Approvals. However, due to the increased traffic generated from the Site, the traffic signal will need to be upgraded with the following devices:
  - a. Gridsmart camera upgrade for advanced traffic detection and actuation that also detects pedestrians and bicycles
  - b. CCTV camera to allow monitoring of traffic from the Central Traffic Operations Center
  - c. New Signal Cabinet with updated controllers. The department is willing to work with the applicant to relocate the large cabinet to the amenity strip on Lafayette Street to eliminate the unsightly cabinet from the front of the building.

Additionally, since 100% of the site traffic will be turning off of East Main Street and onto North State Street, the Department requests City standard Yield to Pedestrian Signage to alert drivers turning to yield to pedestrians at this intersection. For ADA compliance, the push buttons will need to be upgraded at the intersection of East Main Street and Lafayette Street as well to ensure access for all.

To be able to implement these measures to increase safety and mitigate traffic, the Department requests a check for \$70,000 to 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 and all traffic mitigation measures are in place before the building opens.

The Department reserves the right to make further comments during the Building Permit process or on any revised plans.

MAYOR  
**CAROLINE SIMMONS**

DIRECTOR OF OPERATIONS  
**MATT QUIÑONES**  
Email: [mquinones@stamfordct.gov](mailto:mquinones@stamfordct.gov)



TRANSPORTATION BUREAU CHIEF  
**FRANK W. PETISE, P.E.**  
Email: [fpetise@stamfordct.gov](mailto:fpetise@stamfordct.gov)

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

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

**INTEROFFICE MEMORANDIUM**

**TO:** Zoning Board Office

**FROM:** Frank W. Petise, P.E. Luke Battenwieser  
Transportation Bureau Chief Transportation Bureau Staff

**DATE:** March 23, 2022

**RE:** Zoning Board Application 222-07

Application #222-07

819 East Main Street  
New Star Lafayette LLC

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- Parking Demand Management Plan dated February 8, 2022;
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However, the increase in units from 85 to 130 and the revised access drive arrangement does increase the overall number of generated trips to 55 in the morning peak and 70 in the afternoon peak and all traffic will be sent down North State Street and Lafayette Street, necessitating certain traffic mitigation efforts.

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

### **Site Plan**

1. The Applicant shall reconstruct the extremely deteriorated sidewalk along the western side of Lafayette Street from East Main Street to the intersection of North State Street. This will maximize the walkability of the development and support the overall neighborhood improvements being proposed as part of this development.
2. The applicant shall provide curb to curb restoration of Lafayette Street from the intersecting street line of East Main Street south to the proposed 8" Sanitary PVC Lateral or per the Engineering Department
3. The applicant shall provide curb to curb restoration of North State Street from the eastern extent of the proposed Storm Sewer Manhole (MH #1) to the manhole at the intersection of North State Street and Lafayette Street or per the Engineering Department.
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To be able to implement these measures to increase safety and mitigate traffic, the Department requests a check for \$85,000 to 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 and all traffic mitigation measures are in place before the building opens.

The Department reserves the right to make further comments during the Building Permit process or on any revised plans.