

MAYOR
Caroline Simmons



DIRECTOR OF OPERATIONS
Matthew Quifiones

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**

RECEIVED
AUG 15 2022
ZONING BOARD

August 15, 2022

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

RE: ZB APPLICATION #222-25 - WALTON PLACE, LLC & 80 PROSPECT STREET PARTNERS, LLC - 0 WALTON PLACE (002-6688 & 002-6698) & 80 PROSPECT STREET (004-1560) - Site & Architectural Plans and/or Requested Uses and Special Permit

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, August 9, 2022, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing the redevelopment of the site, which includes repurposing a 1900s church building, removal of a 1960s addition and the former retail building and the addition of a new 224 unit multifamily residential apartment building along with ample green space and covered parking.

This development is consistent with Master Plan Category #11 (Downtown) and is also consistent with the following Master Plan Policies and Implementation Strategies:

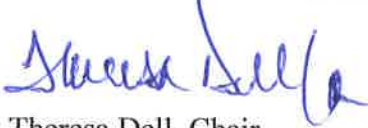
- 3B.1 and 5A.1: Concentrate regional office, retail and entertainment uses and high-density residential development in the Downtown.
- 4C.3-c: Implement traffic calming strategies to improve pedestrian safety and comfort.
- 5A.6: Promote infill development on vacant sites within Downtown.
- 5B.1: Improve pedestrian connectivity within Downtown and between Downtown and adjacent neighborhoods.
- 5B.2: Implement streetscape and traffic calming improvements Downtown.
- 6B: Preserve existing and create new affordable housing
- 6D: Preserve Historic Structures and Districts
- 7B.1: Provide high-quality streetscape designs along principal streets

- 7C: Enhance open space management
- 7H Encourage infill development
- 7I.4: Vehicle charging stations
- 7Q.5: Protect, manage and expand the urban forest, which is comprised of trees in the City right-of-way and in City parks, and street trees.

After a brief discussion, the Planning Board unanimously voted to recommended *approval* of **ZB Application #222-25** and this request is compatible with the neighborhood and consistent with Master Plan Category #11 (Downtown).

Sincerely,

STAMFORD PLANNING BOARD



Theresa Dell, Chair

TD/lac

MAYOR
Caroline Simmons



DIRECTOR OF OPERATIONS
Matthew Quiñones

Land Use Bureau Chief
Ralph Blessing

Acting Principal Planner
Vineeta Mathur
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CITY OF STAMFORD
PLANNING BOARD
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RECEIVED

AUG 15 2022

August 15, 2022

ZONING BOARD

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

**RE: ZB APPLICATION #222-26 - RICHARD REDNISS (22 1ST CORP.) c/o
REDNISS & MEAD - Text Change**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, August 9, 2022, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to amend Section 6 [Design Standards for Publicly Accessible Amenity Space (PAAS)] to include an option for alternate means of compliance, including a fee-in-lieu of onsite PAAS.

After a brief discussion, the Planning Board unanimously voted to recommended *approval* of **ZB Application #222-26** and this request is compatible with the neighborhood and consistent with Master Plan Category #11 (Downtown).

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac

MAYOR
Caroline Simmons



DIRECTOR OF OPERATIONS
Matthew Quifiones

Land Use Bureau Chief
Ralph Blessing

Acting Principal Planner
Vineeta Mathur
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vmathur@stamfordct.gov

**CITY OF STAMFORD
PLANNING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
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August 15, 2022

AUG 15 2022

ZONING BOARD

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

RE: ZB APPLICATION #222-27 - WALTON PLACE, LLC & 80 PROSPECT STREET PARTNERS, LLC - 0 WALTON PLACE (002-6688 & 002-6698) & 80 PROSPECT STREET (004-1560) - Map Change

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, August 9, 2022, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing a rezoning from the present R-H & C-L Zoning Districts to the RH-D Zoning District.

After a brief discussion, the Planning Board unanimously voted to recommended **approval** of **ZB Application #222-27** and this request is compatible with the neighborhood and consistent with Master Plan Category #11 (Downtown).

Sincerely,

STAMFORD PLANNING BOARD

A handwritten signature in blue ink, appearing to read 'Theresa Dell', is written over the printed name.

Theresa Dell, Chair

TD/lac

MAYOR
Caroline Simmons



DIRECTOR OF OPERATIONS
Matthew Quiñones

LAND USE BUREAU CHIEF
Ralph Blessing

CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION

888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

To: Vineeta Mather, Land Use Bureau
From: David W. Woods, AIA, NCARB, LEED-AP
Subject: Recommendations for 0 Walton Place & 80 Prospect Street
HPAC Preliminary Review
Date: August 2, 2022 (meeting date)

At the HPAC regular meeting held Tuesday, August 2, 2022, the Commission heard a presentation of the development proposal for 0 Walton Place in Stamford. The Commission's review was "advisory only," as the development team has not requested the use of historic bonuses or approvals. The following is a record of the Commission's discussion.

In general, the Commission expressed its gratitude for the presentation and is encouraged that the development team has proposed to save the historic 1913 church structure. The Commission further supported the concept design intent, noting that it shows respect for the historic church building. The Commission further understood that the 1960s addition, on the north side, will need to be demolished in order to make way for the new residential tower construction. The Commission, by unanimous consent, made the following additional recommendations.

1. Request that a plaque be provided that commemorates the historic church. The owners also offered to provide an interpretive panel within the immediate site.
2. Encourage the owners to submit the historic building to the City's Cultural Resources inventory. The owners indicated that this application is in process. It was noted that the owner may want to contact Preservation Connecticut to see if the project can fit into state historic grant programs.
3. HPAC requests that the owners provide further definition of the plan use areas that are labeled as "amenity spaces." That includes clarification of whether some of those spaces can be public gathering areas.
4. HPAC requests that the character of the interiors of the church be saved and restored with the understanding that there may be an adaptive reuse of the main historic sanctuary space. The Commission encourages keeping the features of the sanctuary space intact, including many of the fixtures, and visible framing / ceiling features, and the historic windows.
5. HPAC supports the "public amenity space" requirement that is a part of the development proposal, in coordination with the City's Master Plan, Category 11, and

the RH-D district. The Commission further encourages using those funds within the immediate area of the proposed development.

6. The Commission encourages the development team to work with the City to use those “amenity” funds for improvements to Latham Park, and Prospect and Bedford Street connections. The planning should include improvements to vehicular and pedestrian connections, safety and amenities.
7. The Commission requests that that development team return to a future meeting to provide progress plans for the adaptive reuse and restoration of the church’s interior and exterior spaces.

HPAC understands the Land Use Boards may have other considerations for review that are beyond the scope of HPAC recommendations. Those may include bonuses, set-backs, parking, and dwelling requirements, that are in the Zoning Code.

David W. Woods, AIA, NCARB
Chair: Historic Preservation Advisory Commission.

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

September 9, 2022

To: Vineeta Mathur Principal Planner

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

**Subject: 0 Walton Place
80 Prospect Street - Walton Place LLC & 80 Prospect Street Partners LLC
Zoning Application No. 222-25, 222-26, 222-27**

The Engineering Bureau received Zoning application documents for the redevelopment of a site including repurposing a 1900s church building, removal of a 1960s addition and former retail building and addition of a new 224 unit multifamily residential apartment building with green space and covered parking. The Engineering Bureau also received Zoning application documents for a Text Change to amend Section 6 and Map Change documents proposing a rezoning from the present R-H & C-L zoning districts to the RH-D zoning district.

The following documents were reviewed:

-SE-1 through SE-8 Depicting 1 Walton Place & 80 Prospect Street Prepared for Walton Place LLC & 80 Prospect Street Partners LLC by Redniss & Mead dated 7/19/22

-Property and Topographic Survey Depicting 0 Walton Place & 80 Prospect Street Prepared for First Congregational Church by Redniss & Mead dated 7/19/22

-Zoning Location Survey Depicting 0 Walton Place & 80 Prospect Street Prepared for Walton Place LLC & 80 Prospect Street Partners, LLC by Redniss & Mead dated 7/19/22

-Site Engineering Report 1 Walton Place & 80 Prospect Street Prepared for Walton Place LLC & 80 Prospect Street Partners LLC by Redniss & Mead dated 7/19/22

-Landscape Plans SPL-1.0, through SPL-3.0 Walton Place by Eric Rains Landscape Architecture, LLC latest revision 7/19/22

The Engineer of Record, Bret Holzwarth, 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 does not object to the proposed Text Change and Map Change since they do not affect the authority of this department, however, regarding the proposed development, the following shall be addressed by a

CT professional engineer:

- 1) A map consolidation must be filed in S.L.R. and an address must be assigned by the Engineering Bureau prior to Building Permit issuance.
- 2) The landscape plans show proposed lighting in the City's Right of Way. Confirm the lighting requirements with the City's Energy and Utility Manager.
- 3) Add 1/2" expansion material between the curb and walk on the Concrete Curb detail.
- 4) Sheet SE-2: Bedford St - review location and elevations for TC 27.3, BC 26.8.
- 5) Retaining walls shall be designed, inspected and certified by a CT professional engineer.
- 6) Add a pavement restoration detail for Bedford Street since it is an arterial road, which requires a binder thickness of 4 1/2 inches. Clarify that the detail showing the 2 1/2 inch binder thickness is for Walton Place and Prospect Street.
- 7) Verify that the pipe between MH #4 and MH #5 has a self cleaning velocity of 2.5 fps, per the Drainage Manual requirement. Verify the slope shown on sheets SE-3A and SE-8.
- 8) Identify all proposed drainage structures on sheet SE-3B.
- 9) Specify the City's invert detail on the 8 ft manhole detail.
- 10) Sheet SE-8: Retain-It Detail Plan View - inlet pipe is 8" pvc from roof leaders and the outlet pipe is a 12 " pvc.
- 11) Confirm the top of stone elevation for the permeable pavers on sheet SE-3A since it is inconsistent with the detail on sheet SE-8.
- 12) Clarify the Retention Volume Required values on page 6 of the Site Engineering Report.
- 13) The Engineering Bureau reserves the right to make additional comments.

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

CC: Bret Holzwarth
 Bob Clausi
 Frank Petise

Reg. No.

MAYOR
CAROLINE SIMMONS

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

**CITY OF
STAMFORD**



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 Buttenwieser
Transportation Bureau Staff**

DATE: September 9, 2022

RE: Zoning Board Application 222-25-26-27

Application #222-25-26-27

0 Walton Place/80 Prospect St
80 Prospect St Partners LLC

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

- Zoning Board application received August 3, 2022;
- Section 6 Text Change dated July 20, 2022;
- Project narrative dated July 21, 2022;
- Parking and Transportation Demand Management Plan dated July 21, 2022;
- Traffic Impact Study prepared by SLR dated September 6, 2022;
- Zoning Location Survey prepared by Redniss & Mead dated July 19, 2022;
- Property and Topographic Survey prepared by Redniss & Mead dated July 19, 2022;
- Civil Site Plans prepared by Redniss & Mead dated July 19, 2022;
- Architectural Plans prepared by Beinfield Architecture dated July 19, 2022; and,
- Landscaping Plans prepared by Eric Rains Landscape Architecture dated July 19, 2022.

The Department has been working closely with the Applicant on this project. The Department is actively seeking significant State Grant funds for safety, mobility, park, and stormwater improvements in the general vicinity of Latham Park. The Applicant is an active partner on this grant application and has agreed to provide a significant match to the City in support of this grant. The City is able to use this development to improve the viability and attractiveness of the

grant in the eyes of the State to significantly upgrade the public space and roadways in the immediate area. The presence of this development and its associated match is part of the critical path for the City and its ability to unlock millions of dollars in State funding. The proposed grant projects will not only improve bicycle and pedestrian infrastructure in the area, upgrade Latham Park, and contribute to other public infrastructure needs, but will also reduce the Development's impact on the local roadway network.

The Department has worked with the applicant on the site plans and traffic study and has addressed the Department's concerns.

Traffic Impact Study

The proposed development is expected to contain 224 apartment units with a community space in the existing First Congregational Church. The site is anticipated to generate 63 vehicle trips in the AM peak and 58 in the PM peak. The site is located in a dense, walkable part of Stamford with easy access to bus and rail transit which reduces the overall potential for vehicular trip generation rates. The overall Level of Service at the surrounding intersections as a result of the development are acceptable. The Department as part of the aforementioned grant has significant roadway safety and mobility projects planned for the surrounding area. The proposed development with the roadway safety measures detailed below does not appear to have a significant impact on the City's roadway network.

Civil Site Set

SE-1

1. The sidewalk on Prospect Street shall be revised to show a 6' walk and a 4' amenity strip. [The applicant has agreed to this.](#)
2. Trees and streetlights should be aligned with the parking spaces. [The City and applicant have agreed to remove the proposed striping shown on the plans to maximize the available on-street parking and be more in line with the rest of Prospect St.](#)
3. Ensure proper shift of the centerline on Prospect street going south. [The applicant has agreed to this.](#)
4. Add a stop sign and stop bar for vehicles exiting the garage. [The applicant has agreed to this.](#)
5. Add a stop sign, stop bar, and 20 ft centerline for the main access drive on Bedford Street. [The applicant has agreed to this.](#)
6. The section of sidewalk on Bedford Street where the overhead wires will be buried shall be replaced if disturbed. [The applicant has agreed to this.](#)
7. Confirm that the proposed tree pits on Bedford Street are wide enough to support a tree without impact the sidewalk. [The final tree species will be selected during the Building Permit Process to minimize disturbing the sidewalk.](#)
8. All City signs along the property frontage shall be protected and if damaged replaced. [The applicant has agreed to this.](#)

9. Clarify the direction of traffic in the front drop off loop. [The applicant has indicated that the loop is one-way, counter clockwise and will revise the plans accordingly.](#)
10. Show a stop sign/stop bar for exiting traffic from the drop off loop. [The applicant has agreed to this.](#)
11. The concrete sidewalk shall be carried across the front drop off loop driveways to reinforce the pedestrian right of way. The driveway materials shall not extend into the sidewalk. [The applicant has agreed to this.](#)

If the City's infrastructure grant shall not be successful, the applicant shall work with the Department for comprehensive roadway safety and mobility improvements to Walton Place which may include the following:

1. Eliminate the splitter island at Walton Place and Bedford Street, tighten up the corner radii, add a bump out, and raise the crosswalk across Walton Place
2. Add a bump out on the southwest corner of Prospect Street and Walton Place and bump out and tightened the corner radius on the northwest corner of this intersection or other alternative intersection geometric layouts such as a roundabout at this location.

SE-4

Prior to the issuance of a building permit:

1. Provide a construction parking management plan. [The applicant has agreed to this.](#)
2. Provide an MPT plan for any lane/sidewalk closures. [The applicant has agreed to this.](#)
3. Provide a logistics and material delivery plan. [The applicant has agreed to this.](#)

SE-6

1. Crosswalk shall be 8' wide with 24" spacing. [The applicant has agreed to this.](#)
2. There shall be a double yellow centerline extending from the stop bar. [The applicant has agreed to this.](#)

To: Vineeta Mathur, Principal Planner

From: Kristin Floberg, Senior Planner

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

Date: August 5, 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: Thursday, August 4, 2022 8:31 AM

To: Kristin Floberg <kfloberg@westcog.org>

Subject: City of Stamford - Zoning Board - New Application **222-26**

Hi Kristin,

Please see attached a new application for your review and comments.

Thanks

Tracy



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

September 8, 2022

To: Vineeta Mathur, Principal Planner
Land Use Bureau, Stamford

From: Robert Clausi, Executive Director 

Subject: ZB Applications 222-25, 222-26, and 222-27
0 Walton Place and 80 Prospect Street
Walton Place LLC and 80 Prospect Street Partners, LLC

REFERENCES

- Plans entitled “Site Development Plan Depicting 1 Walton Place & 80 Prospect Street, Stamford CT – Prepared for Walton Place LLC & 80 Prospect Street Partners LLC” prepared by Redniss & Mead, Inc. – Site Development Plan – Site Grading Plan – Site Utility Plan – Alternate Pipe Rerouting Plan – Sediment & Erosion Controls Plan – Notes & Soil Test Results – Details (2 sheets) – Details & Cross Section – certified by Bret D. Holzwarth, CT PE #27812 – dated July 19, 2022.
- Plans entitled “0 Walton Place & 80 Prospect Street, Stamford CT” prepared by Redniss & Mead, Inc. – Property and Topographic Survey – Zoning Location Survey – certified by Lawrence W. Posson, Jr., CT LS #18130 – dated July 19, 2022.
- Plans entitled “Zoning – Walton Place – 0 Walton Place, Stamford, Connecticut” prepared by Beinfield Architecture – Title Sheet – Rendering (3 sheets) – Material Board – Level 0 – Level 1 – South Elevation – East Elevation – West Elevation – North Elevation – dated July 19, 2022.
- Plans entitled “0 Walton Place – Stamford CT” prepared by Eric Rains Landscape Architecture, LLC – Overall Landscape Site Plan – Amenity Roof Terrace Plans – Landscape Site Details – certified by C. Eric Rains, CT LLA – dated July 19, 2022.
- “Site Engineering Report” prepared by Redniss & Mead, Inc. – certified by Bret D. Holzwarth, PE – dated July 19, 2022.

PROPOSAL

The applicant proposes to rezone the subject properties from the R-H and C-L zones to the RH-D zoning district (Appl.222-27), amend Section 6 of the Zoning Regulations (Appl.222-26), and redevelop the site with a 224 unit residential apartment building (Appl.222-25).

SITE CHARACTERISTICS

The site consists of two parcels with a combined area of 1.95 acres that are located at the intersection of Prospect Street, Bedford Street, and Walton Place. The larger lot (0 Walton Place) features the former First Congregational Church building and surface parking lot while the smaller lot is contains a one-story commercial building and surface parking lot. The site is relatively level with gentle slopes to the surrounding streets. The areas around the buildings not used as parking are maintained as turf grass with a few ornamental plantings and trees.

This site is not in the coastal management zone or a special flood hazard area (Zone X, FIRM 0516G), and it contains no conservation easement areas or inland wetlands and watercourses.

DISCUSSION

EPB has no objection to Applications 222-26 and 222-27 moving forward through the Zoning Board's review process. The environmental issues of concern associated with redevelopment of this site per Application 222-25 relate to site controls during construction, site drainage, and landscaping.

The applicant's proposal deals with these concerns as follows:

- A sedimentation and erosion control plan has been provided that includes perimeter silt and construction fencing around the work zone, anti-tracking pads at two construction entrances, adequate potential stockpile locations, and protection for catch basins located in the adjacent roads.

It would be prudent to install high visibility construction netting around the existing church building since it is to be preserved and repurposed as part of the project. The two trees to the west of the church building which are to be retained should also be surrounded by construction netting.

- According to the applicant's engineer, the project will yield a ±6,018 square foot increase in site impervious coverage. A stormwater management system of crushed stone reservoirs under the circular driveway proposed on Walton Place and a synthetic turf courtyard between the new building and the church has been designed to reduce peak runoff rates and volumes through 50-year storm. The applicant's engineer concludes this project will not result in adverse stormwater impacts to adjacent or downstream properties, or City-owned drainage facilities.

The applicant proposes to relocate a City-owned 60" reinforced concrete storm sewer pipe as part of this project. The "Construction Phasing" narrative on the Notes & Soil Test Results civil plan sheet must be revised to include details of when and how this pipe replacement will occur during the project.

The applicant must obtain Engineering Department approval of the stormwater management plan and relocation of the 60" stormwater pipe before site works begins.

- The applicant proposes to remove thirteen trees from the site; retain two trees to the west of the church building; and plant eight new canopy trees, sixteen ornamental trees, and a number of cedars for screening. In order to enhancement the site's habitat value, the

applicant should consider replacing some of the strictly ornamental shrubs and herbaceous species called out on the site planting schedule with natives. Bioswales should also be added along Prospect and Bedford Streets as additional water quality measures. The design and planting plan for these bioswales must be reviewed and approved by the Engineering Bureau and Environmental Protection Board, respectively, before they are installed, and these features must be incorporated into the Drainage Maintenance Agreement.

RECOMMENDATIONS

In light of the above, the EPB has no objection to Application 222-25 moving forward through the Zoning Board's review process, subject to the following conditions:

- 1) Work shall conform to the following plans and documents:
 - Plans entitled "Site Development Plan Depicting 1 Walton Place & 80 Prospect Street, Stamford CT – Prepared for Walton Place LLC & 80 Prospect Street Partners LLC" prepared by Redniss & Mead, Inc. – Site Development Plan – Site Grading Plan – Site Utility Plan – Alternate Pipe Rerouting Plan – Sediment & Erosion Controls Plan – Notes & Soil Test Results – Details (2 sheets) – Details & Cross Section – certified by Bret D. Holzwarth, CT PE #27812 – dated July 19, 2022.
 - Plans entitled "Zoning – Walton Place – 0 Walton Place, Stamford, Connecticut" prepared by Beinfield Architecture – Title Sheet – Rendering (3 sheets) – Material Board – Level 0 – Level 1 – South Elevation – East Elevation – West Elevation – North Elevation – dated July 19, 2022.
 - Plans entitled "0 Walton Place – Stamford CT" prepared by Eric Rains Landscape Architecture, LLC – Overall Landscape Site Plan – Amenity Roof Terrace Plans – Landscape Site Details – certified by C. Eric Rains, CT LLA – dated July 19, 2022.
 - "Site Engineering Report" prepared by Redniss & Mead, Inc. – certified by Bret D. Holzwarth, PE – dated July 19, 2022.
- 2) Final civil, architectural, and related plans shall be subject to the review and approval of EPB Staff prior to issuance of a building permit and the start of any site activity. These plans shall include:
 - a) Bioswales along Prospect and Bedford Streets,
 - b) High visibility construction netting around the church building and the two trees to be retained west of the church building.
 - c) Details of when and how the 60" pipe replacement will occur during the project in the "Construction Phasing" narrative on the civil plan set.
- 3) Final landscaping plans shall be subject to the review and approval of EPB Staff prior to issuance of a building permit and the start of any site activity. These plans shall include:
 - a) Native species in place of some of the strictly ornamental species shown on the July 19, 2022 plan.
 - b) A planting plan for the bioswales that consists of a minimum 50% native species.

- 4) Engineering Department approval of the stormwater management plan, relocation of the 60" City-owned pipe, and bioswale design shall be obtained prior to issuance of a building permit and the start of any site activity.
- 5) Submission of a performance bond or certified check or other acceptable form of surety to secure the timely and proper performance of erosion controls, drainage, landscaping, professional supervision, and certifications. A detailed estimate of these costs shall be supplied to EPB staff for approval prior to the submission of the performance surety. The performance surety shall be submitted to EPB Staff prior to the start of any site activity and issuance of a building permit.
- 6) All sediment and erosion controls shall be installed and approved in writing by EPB staff prior to the start of any site activity.
- 7) The applicant shall provide written approval from the Tree Warden before the three trees proposed to be removed from the right-of-way are cut down.
- 8) All landscaping shall be implemented under the supervision of a qualified landscape professional with written certification submitted to EPB staff prior to endorsement of a certificate of occupancy and return of surety.
- 9) Upon the completion of all construction activities and prior to the receipt of EPB authorization for a final certificate of occupancy/completion, all disturbed earth surfaces shall be stabilized with topsoil, seed, and mulch, sod, or other suitable alternatives. The stabilization requirement applies not only to lawn and landscape space, but to all gutter outfalls, driplines, walkways, drives, land areas under exterior stairs and decks, etc.
- 10) All drainage, grading, final stabilization measures, and other engineering 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 endorsement of a certificate of occupancy and release of surety.
- 11) Submission of a standard City of Stamford landscape maintenance agreement prior to endorsement of a certificate of occupancy and return of surety.
- 12) Submission of a standard City of Stamford drainage maintenance agreement to ensure the full and property function of all drainage structures, including the bioswales, prior to EPB endorsement of a certificate of occupancy and release of surety.
- 13) In-ground fuel oil storage is prohibited.

Thank you for the opportunity to provide these comments.