

# 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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August 29, 2022

To: Vineeta Mathur Principal Planner

From: Susan Kisken P.E. - Coordinator of Site Plan Reviews and Inspections

**Subject:**

**160 Atlantic Street - Old Town Square LLC**  
**Zoning Application No. 221-24**

The Engineering Bureau has reviewed an application for Site and Architectural Plan and / or Requested Uses and Special Permit for the construction of a hotel at 160 Atlantic Street. The hotel will be constructed over an existing structure. We have received the following documents:

- Zoning Applications
- Proposed Development 160 Atlantic Street, dated June 3, 2021, prepared by CHB. (Draft Traffic Impact Assessment)
- Landscape Plan, dated 7/2/2021, prepared by Environmental Land Solutions, LLC.
- Drainage Summary 160 Atlantic Street, dated October 18, 2021, prepared by D'Andrea Surveying & Engineering, P.C.
- Stormwater Management Standards - Exemption Request Form, dated June 29, 2021
- Zoning Location Survey, revised 10/18/2021, revised 4/14/2022, prepared by D'Andrea Surveying & Engineering, P.C.
- Existing Conditions "Topographic Survey", dated 6/16/2021, revised 4/14/2022, prepared by D'Andrea Surveying & Engineering, P.C.
- Site Development Plans, 2 thru 5, dated 10/18/2021, revised 4/14/2022, prepared by D'Andrea Surveying & Engineering, P.C.
- Architectural Drawing Set, dated 8/6/2021, prepared by Do H. Chung & Partners
- Architectural Elevations, dated 6/11/2021, prepared by Do H. Chung & Partners

- Vehicle Drop Off, dated 4/20/2022, prepared by D'Andrea Surveying & Engineering, P.C.

The engineer of record has stated, "Therefore, based on the architectural plans prepared by Do H. Chung and Partners, and site development plans prepared by this firm, the project will have no adverse impacts on local drainage patterns, existing drainage collection systems, or adjacent properties."

The Engineering Bureau DOES NOT OBJECT to this application proceeding with the approval process. Prior to the issuance of a Building Permit, construction drawings shall be submitted for review and approval and the following comments to be addressed by an engineer licensed in the State of Connecticut:

- 1) Provide appropriate easement documents for encroachments onto adjacent lands. This shall include but not be limited to the proposed patio expanded parking.
- 2) Identify the discharge pipe of the existing yard drain located on the westerly side of the existing building.
- 3) Identify the manhole located easterly of the existing catch basin located in the rear of the building. Is this manhole active.
- 4) Temporary construction easements shall be established.
- 5) The Engineering Bureau reserves the right to make additional comments.

Should you have any questions, please call me at 977-6165.

CC: Len D'Andrea, PE  
John Leydon

Reg. No. 244

**From:** DAVID <[dwoods@marsh-woods.com](mailto:dwoods@marsh-woods.com)>  
**Sent:** Monday, June 26, 2023 11:26 AM  
**To:** Mathur, Vineeta <[VMathur@StamfordCT.gov](mailto:VMathur@StamfordCT.gov)>  
**Cc:** Capp, Lesley <[LCapp@StamfordCT.gov](mailto:LCapp@StamfordCT.gov)>; Briscoe, Tracy <[TBriscoe@StamfordCT.gov](mailto:TBriscoe@StamfordCT.gov)>; Rebecca Shannonhouse <[rshannonhouse@gmail.com](mailto:rshannonhouse@gmail.com)>; Elena Kalman Architect <[elena@kalmandesign.com](mailto:elena@kalmandesign.com)>; Barry Hersh <[jbhersh4@aol.com](mailto:jbhersh4@aol.com)>  
**Subject:** Re: 160 Atlantic Street

Hi Vineeta;  
I don't have any comments to add on the Atlantic Street project. It looks like they are keeping to our original comments.

Also: with next week being the 4<sup>th</sup> holiday, I assume a next meeting is scheduled for July 11<sup>th</sup>. I don't have any agenda items. We should check to see if this meeting can be cancelled.

Thank you

David

.....  
David W, Woods AIA  
p. 203. 969. 1444 x304 ..... c. 203. 912.4147 ..... f. 203. 969. 1448

**From:** "Vineeta, Mathur" <[VMathur@StamfordCT.gov](mailto:VMathur@StamfordCT.gov)>  
**Date:** Wednesday, June 21, 2023 at 1:02 PM  
**To:** DAVID <[dwoods@marsh-woods.com](mailto:dwoods@marsh-woods.com)>, Rebecca Shannonhouse <[rshannonhouse@gmail.com](mailto:rshannonhouse@gmail.com)>, Elena Kalman Architect <[elena@kalmandesign.com](mailto:elena@kalmandesign.com)>, Barry Hersh <[jbhersh4@aol.com](mailto:jbhersh4@aol.com)>  
**Cc:** Lesley Capp <[LCapp@StamfordCT.gov](mailto:LCapp@StamfordCT.gov)>, Tracy Briscoe <[TBriscoe@StamfordCT.gov](mailto:TBriscoe@StamfordCT.gov)>  
**Subject:** Re: 160 Atlantic Street

Just wanted to circle back on this. Please let me know if there are any questions.

Thanks,  
Vineeta

---

**From:** DAVID <[dwoods@marsh-woods.com](mailto:dwoods@marsh-woods.com)>  
**Sent:** Tuesday, June 13, 2023 11:02 AM  
**To:** Mathur, Vineeta <[VMathur@StamfordCT.gov](mailto:VMathur@StamfordCT.gov)>; Rebecca Shannonhouse <[rshannonhouse@gmail.com](mailto:rshannonhouse@gmail.com)>; Elena Kalman Architect <[elena@kalmandesign.com](mailto:elena@kalmandesign.com)>  
**Cc:** Capp, Lesley <[LCapp@StamfordCT.gov](mailto:LCapp@StamfordCT.gov)>; Briscoe, Tracy <[TBriscoe@StamfordCT.gov](mailto:TBriscoe@StamfordCT.gov)>  
**Subject:** Re: 160 Atlantic Street

Hi all:  
Please provide any comments to me via email, and I will compile them. Thank you

David

.....  
David W, Woods AIA

p. 203. 969. 1444 x304 ..... c. 203. 912.4147 ..... f. 203. 969. 1448

**From:** "Vineeta, Mathur" <[VMathur@StamfordCT.gov](mailto:VMathur@StamfordCT.gov)>

**Date:** Monday, June 12, 2023 at 6:27 PM

**To:** DAVID <[dwoods@marsh-woods.com](mailto:dwoods@marsh-woods.com)>, Rebecca Shannonhouse

<[rsannonhouse@gmail.com](mailto:rsannonhouse@gmail.com)>, Elena Kalman Architect <[elena@kalmandesign.com](mailto:elena@kalmandesign.com)>

**Cc:** Lesley Capp <[LCapp@StamfordCT.gov](mailto:LCapp@StamfordCT.gov)>, Tracy Briscoe <[TBriscoe@StamfordCT.gov](mailto:TBriscoe@StamfordCT.gov)>

**Subject:** Fw: 160 Atlantic Street

David,

The Applicant for the 'Old Towne Hotel' at 160 Atlantic Street has submitted additional elevations and renderings to address some of the recent Zoning Board comments. The item is scheduled for its continued public hearing at the Zoning Board on June 26th. Could HPAC review the latest materials to see if all previous comments from HPAC have been addressed. The current plan has revised the rear elevation to allow for a valet drop-off system along Towne Center Drive and add an entrance on the South elevation. The following are notes from the architect related to the latest updates.

*The ARCH set has been updated to show the current location of the Town Center ramp in relation to the proposed building. It is on the A-8 Side and Rear elevation sheet*

<https://www.dropbox.com/s/54j79mjtdhppxb4/The%20Old%20Towne%20Hotel%20Packet%206-12-2023%20color%20EMAIL.pdf?dl=0>

*-Also see the link to an earlier A-8 sheet which showed an earlier proposed facade renovation and improvement if the Town Center Ramp would be fully removed. As discussed, the Ownership team fully intends to mirror the facade of the Northern side of the building on the Southern side with the large decorative windows if the Ramp is removed, as it would improve the overall atmosphere of the Hotel as well as provide a southern exposure for natural solar illumination.*

<https://www.dropbox.com/s/7yguepy10i2aerf/A%20-%208%20Proposed%20Elevations%20%283-32%29%2024x36%20v11%20EMAIL.pdf?dl=0>

Thanks,  
Vineeta

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**From:** Mathur, Vineeta <[VMathur@StamfordCT.gov](mailto:VMathur@StamfordCT.gov)>

**Sent:** Monday, June 12, 2023 2:11 PM

**To:** Zoning Board <[ZoningBoard@StamfordCT.gov](mailto:ZoningBoard@StamfordCT.gov)>  
**Subject:** 160 Atlantic Street

Dear Zoning Board Members,

Sorry for the multiple emails on this. Resending the perspective views because some did not receive them earlier.

Thanks,  
Vineeta

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**From:** Mathur, Vineeta <[VMathur@StamfordCT.gov](mailto:VMathur@StamfordCT.gov)>  
**Sent:** Monday, June 12, 2023 1:45 PM  
**To:** Stein, David <[DStein@StamfordCT.gov](mailto:DStein@StamfordCT.gov)>  
**Subject:** Fw: 160 Atlantic Street

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**From:** Diane Rouleau <[drouleau@jleydon.com](mailto:drouleau@jleydon.com)>  
**Sent:** Friday, June 9, 2023 3:59 PM  
**To:** Mathur, Vineeta <[VMathur@StamfordCT.gov](mailto:VMathur@StamfordCT.gov)>  
**Cc:** John Leydon <[jleydon@jleydon.com](mailto:jleydon@jleydon.com)>  
**Subject:** 160 Atlantic Street

Dear Vineeta:

John asked me to send the attached 4 renderings to you.

Please confirm your receipt of this message.

Thank you for assistance. Have a nice weekend.

We look forward to hearing from you.

Very truly yours,

Diane Rouleau  
Law Office of John F. X. Leydon, Jr., LLC  
350 Bedford Street, Suite 403  
Stamford, Connecticut 06901  
(203) 487-3995 Office  
(305) 993-2741 Fax  
[drouleau@jleydon.com](mailto:drouleau@jleydon.com)

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*the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone at the above number or reply to this email message. Thank you.*

**From:** Petise, Frank  
**Sent:** Monday, July 31, 2023 2:35 PM  
**To:** Blessing, Ralph; Mathur, Vineeta  
**Cc:** Stein, David  
**Subject:** 160 Atlantic - permits

Good afternoon Ralph and Vineeta,

The proposed parking agreement does not require them to buy the 60 permits up front each month at the Bell Street Garage. This should be revised as part of the approval, in order to reserve the spaces the permits have to be purchased.

Thanks,  
Frank

**Frank W. Petise, P.E.**

*Transportation Bureau Chief*

City of Stamford

Transportation, Traffic & Parking

ph: 203-977-4124

m: 475-359-1729

[fpetise@stamfordct.gov](mailto:fpetise@stamfordct.gov)

See an issue? Let us know and track the progress.

[www.stamfordct.gov/Fixit](http://www.stamfordct.gov/Fixit)



**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. 221-24, Old Town Square  
Subject: Resolution for 160 Atlantic Street, referral to HPAC  
Date: Meeting date: December 13, 2021, Issue: 12/14/21

At the HPAC regular meeting (postponed from December 7), held on Monday, December 13, 2021, the Commission reviewed the drawings and submission materials for the 160 Atlantic Street proposed development. The submitted materials were forwarded to this Commission as a referral, since the property is within the downtown historic district and is a contributing structure in that district. The following is a record of the Commission discussion and approval.

The Commission made a determination to have the owners return, and present corrections or improvements at the next meeting, by unanimous vote. The following notes and considerations were agreed by the Commission

1. The Commission commends the owners for proposing to retain the historic structure and its materials and details, with the understanding that some minor corrections may be required. It is also understood that the back (northeast side) of the building will be revised so it can be incorporated into the new structure.
2. The Commission requests that the south facing façade windows, of the main hall, be restored pending an investigation of the original openings. It also encourages placing new windows (that match the windows on the north side) at those locations, if it proves to be feasible.
3. The Commission requested, and the owner agreed to provide “full width” brick in-leu-of the proposed “thin” brick. This correction also requires the owner’s architect revise the proposed materials and details for cornice lines, and pilasters, and window heads and sills, It was also noted that the facades, including window placements, need to be corrected to match the plans that were presented.
4. The Commission requested that the materials used in the new construction match the brick shape and color, and the Limestone color that are on the historic facades. It is understood that these materials are difficult to match. The commission further offers to review the material selections on site, to confirm the compatibility.

It should be noted that the Commission will meet at a later date to review the historic property for inclusion in Cultural Resources Inventory. HPAC also recognizes that the Zoning and





**CITY OF STAMFORD  
HISTORIC PRESERVATION ADVISORY COMMISSION**

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Planning 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 in the zoning code.

The commission further requests that the corrections noted above be re-submitted to Vineeta Mathur at the city, and forwarded to HPAC for review prior to the next meeting attended by the owners, for presentation.

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

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

December 20, 2021  
*(Revised January 11, 2022)*

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

**RE: ZB APPLICATION #221-24 - OLD TOWN SQUARE, LLC - 160 ATLANTIC STREET -  
Site & Architectural Plans and/or Requested Uses and Special Permit**

Dear Mr. Stein & Members of the Zoning Board:

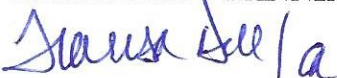
During its regularly scheduled meeting held on Tuesday, December 14, 2021, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to maintain the existing building (formerly used as a bank) and add eight (8) additional stories for a ten (10) story hotel containing 84 rooms and 7 suites with a ground floor restaurant, banquet/meeting rooms and a roof-top patio.

After considerable discussion, the Planning Board, by a vote of 4-0-1 (In Favor - Dell, Perry, Tepper and Totilo / Abstain - Buccino) recommended **approval** of **ZB Application #221-24** with the recommendation that parking be increased from 45 spaces to 60 spaces and determine how the applicant will keep to 45 parking spaces at the Bell Street Garage and who will be liable should there be any incident involving a hotel guest. This request is compatible with the neighborhood and consistent with Master Plan Category #11 (Downtown).

Sincerely,

**STAMFORD PLANNING BOARD**

  
Theresa Dell, Chair

TD/lac

**RECEIVED**

**JAN 11 2022**

**ZONING BOARD**

# CITY OF STAMFORD

MAYOR  
*CAROLINE SIMMONS*



CITY ENGINEER  
*LOUIS CASOLO, JR., P.E.*  
Email: lcasolo@stamfordct.gov

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## INTEROFFICE MEMORANDUM

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December 1, 2021

To: Vineeta Mathur Associate Planner

From: Susan Kisken P.E. - Coordinator of Site Plan Reviews and Inspections

**Subject:**

**160 Atlantic Street - Old Town Square LLC  
Zoning Application No. 221-24**

The Engineering Bureau has reviewed an application for Site and Architectural Plan and / or Requested Uses and Special Permit for the construction of a hotel at 160 Atlantic Street. The hotel will be constructed over an existing structure. We have received the following documents:

- Zoning Applications
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- Drainage Summary 160 Atlantic Stet, dated October 18, 2021, prepared by D'Andrea Surveying & Engineering, P.C.
- Stormwater Management Standards - Exemption Request Form, dated June 29, 2021
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- Existing Conditions "Topographic Survey", dated 6/16/2021, prepared by Dandre Surveying & Engineering, P.C.
- Site Development Plans, 2 thru 5, dated 10/18/2021, prepared by D'Andrea Surveying & Engineering, P.C.
- Architectural Drawing Set, dated 8/6/2021, prepared by Do H. Chung & Partners
- Architectural Elevations, dated 6/11/2021, prepared by Do H. Chung & Partners

The engineer of record has stated, "Therefore, based on the architectural plans prepared by Do H. Chung and

Partners, and site development plans prepared by this firm, the project will have no adverse impacts on local drainage patterns, existing drainage collection systems, or adjacent properties."

The Engineering Bureau offers the following comments to be addressed by an engineer licensed in the state of Connecticut:

- 1) Provide an Existing Conditions Survey in accordance with the check list outlined in the City of Stamford Stormwater Drainage Manual. Survey shall be signed and sealed by a surveyor licensed in the State of Connecticut.
- 2) Provide appropriate easement documents for encroachments onto adjacent lands. This shall include but not be limited to the proposed patio expanded parking.
- 3) It appears that the elevated addition encroaches into the utility easement. It also appears that supports may be directly over the existing 36" sanitary sewer main.
- 4) Identify the discharge pipe of the existing yard drain located on the easterly side of the existing building.
- 5) Provide sediment and erosion control for the existing yard drain located on the easterly side of the existing building.
- 6) Identify the manhole located easterly of the existing catch basin located in the rear of the building. Is this manhole active.
- 7) Temporary construction easements shall be established.
- 8) Existing utilities to remain and adjacent to the property and within the temporary construction area shall be protected. Can these utilities handle the potential loads.
- 9) Are there any existing footing drains?
- 10) Identify all existing and proposed utilities servicing the building.
- 11) The Engineering Bureau reserves the right to make additional comments.

Should you have any questions, please call me at 977-6165.

CC: Leonard D'Andrea, PE

Reg. No. 253

**From:** Seely, Walter  
**Sent:** Tuesday, December 28, 2021 6:53:14 AM  
**To:** Mathur, Vineeta  
**Subject:** Application 221-24 Old Town Square

Good Morning Vineeta

Hope you are enjoying your time off.

I have reviewed plans for a new 10 story hotel building that incorporates the original bank building. No issues were found during the concept review for the Planning and Zoning Boards. Application 221-24 AKA Old Town Square Hotel  
FM has no objections to the proposed hotel.

Happy New Year

*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 QUINONES**  
Email:  
[mquinone@stamfordct.gov](mailto:mquinone@stamfordct.gov)

**CITY OF  
STAMFORD**



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

**TO: Vineeta Mathur  
Associate Planner**

**FROM: Mani S. Poola** *MSP*  
**Traffic Engineer**

**DATE: December 20, 2021**

**RE: ZONING BOARD APPLICATION**



**Application # 221-24 – 160 ATLANTIC STREET**

- There are no adverse traffic impacts specifically related to traffic operation due to the proposed development at this location.
- The developer shall submit a parking study for the departmental review prior to the initiation of building permit application process. The study area is limited to all parking facilities located within one quarter (1/4) mile radius of this development,
- The developer must submit an executed parking agreement prior to issuance of certificate of occupancy to accommodate proposed off-site parking. Also, a contingency parking plan shall be submitted for departmental review in case the parking need exceeds the proposed estimates.
- A designated guest drop-off and pick-up area shall be depicted and clearly marked with appropriate signs installed within the proposed development. This plan shall be approved by the city prior to issuance of the Building Permit.
- The depth of the proposed Loading area is limited twenty (25') feet. The condition of approval shall include language restricting access to vehicles of greater dimension than that of the proposed loading dock, and additional measures when the restrictions are violated impacting public safety.

- Details of construction process including staging, phasing, construction methods and other details related to construction process shall be submitted for city's review prior to the initiation of building permit application process.
- The developers at their cost, upgrade their traffic study to reflect full occupancy conditions which shall include traffic as well as on and off street parking conditions at two year anniversary of the certificate of occupancy.
- Should the traffic impacts exceed the parameters of the traffic study submitted by their consultant, specifically at the intersection and/or intersection approaches to the development, City reserves the rights to require additional mitigation measures or improvements or changes to be implemented by the owners/developers as approved by the city at their cost.

Cc: Frank Petise, Acting Bureau Chief  
Luke Bittenwieser

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  
JUL 26 2023

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

ZONING BOARD

**INTEROFFICE MEMORANDIUM**

TO: Zoning Board Office

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

  
Luke Battenwieser  
Transportation Bureau Staff

DATE: July 26, 2023

RE: Zoning Board Application 221-24

Application #221-24

160 Atlantic Street  
Old Town Hotel

The Transportation, Traffic & Parking Department (TTP) has previously reviewed this application and issued a letter dated December 20, 2021. The Department has since reviewed the following documents as part of a revised submission for this application:

- Revised project narrative dated July 21, 2023;
- Traffic Access Review prepared by VHB dated July 20, 2023
- Site Development Plan prepared by D'Andrea Surveying and Engineering dated June 26, 2023;
- Vehicle Drop Off and Truck Loading and Unloading Plan prepared by D'Andrea Surveying and Engineering dated June 26, 2023;
- Landscaping Plan prepared by Environmental Land Solutions dated July 2, 2023.
- Architectural Plans prepared by Do H. Chung Partners dated March 22, 2023.

Based on the revised documents, the Department offers the following comments:



1. Provide a pavement markings and signage plan for the drive/vehicular access area in the rear of the proposed hotel including the driveways and accessways underneath the garage ramp. Provide during the building permit process.
2. Provide specifications/details for the pavers to be used in the Pick-up/Drop-off area. Provide during the building permit process.
3. Provide specifications for the Class A and B Bicycle parking. Class B parking should be at least fully or partially provided in the front of the proposed hotel building along Atlantic Street. Provide during the building permit process.
4. Provide the slope of the proposed "future 5' wide walk" along the side of the existing building. Provide during the building permit process.
5. Prior to the issuance of a building permit, the applicant shall provide a construction MPT plan, Staging Plan, and Construction Parking Management plan.
6. Passes for the Bell Street Garage shall be fully obtained by the applicant prior to issuance of a Certificate of Occupancy.
7. Clarify how deliveries will be made to the restaurant specifically related to food deliveries. The current turning templates do not indicate how food delivery trucks will access the restaurant. Provide during the building permit process.



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

MARK McGRATH  
DIRECTOR OF OPERATIONS

BHARAT GAMI  
CHIEF BUILDING OFFICIAL

December 1, 2021

**INTEROFFICE MEMORANDUM**  
**CITY OF STAMFORD**

---

**TO:** Vineeta Mathur, Associate Planner (Via Email)  
**FROM:** Bharat Gami, Chief Building Official  
**DATE:** December 1, 2021  
**RE:** ZB 221-24 Old Town Square LLC, 160 Atlantic Street, Stamford, CT.,- Site and Architectural Plans and/or Requested Uses and Special Permit- Applicant is proposing to maintain the existing building (formerly used as a bank) and add 8 additional stories for a 10 story hotel containing 77 rooms and 14 suites with a ground floor restaurant, banquet/meeting rooms and a rooftop patio.

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Please advise the applicant to respond to following comments:

- Demonstrate compliance with fire-resistance rating requirements for exterior walls, per 2015 IBC Table 602 for all exterior walls.
  - Demonstrate compliance with maximum area of exterior wall openings based on fire separation distance and degree of opening protection, per 2015 IBC Table 705.8 for all exterior walls.
  - Five foot wide pedestrian exit path to public way is required where the exit stairway discharges under the roadway. 2015 IBC 1028.5.
  - All open/expired applications and permits must be closed out prior to permit issuance.
  - All retail entrances and main building entrances must be accessible per 2015 IBC Chapter 11.
  - All exterior lighting must comply with Stamford Municipal Ordinance Chapter 155.
  - Submit a site logistics and safety plan demonstrating protection of ongoing traffic and pedestrian movement around the existing structure.
- These are preliminary comments and additional comments will be provided during plan review phase for Building Permit.

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

With best regards,

Chief Building Official

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



City of Stamford

ENVIRONMENTAL PROTECTION BOARD

INTEROFFICE CORRESPONDENCE

MEMO TO: Vineeta Mathur, Principal Planner  
Zoning Board of the City of Stamford

FROM: Jaclyn Chapman, Environmental Analyst  
Environmental Protection Board

SUBJECT: 160 Atlantic Street  
Old Town Square LLC  
Zoning Application No. 221-24

DATE: April 19, 2022

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Old Town Square LLC seeks approval of Site & Architectural Plans and/or Requested Uses and a Special Permit to maintain the existing building and addition of eight (8) stories for a 10 story hotel at 160 Atlantic Street. In 2019, the Zoning Board approved Application #218-64 to modify footnote 23 with the understanding that the applicant would be forthcoming with the present proposed development. The applicant is proposing to maintain the existing vacant building consistent with its historical character. The proposed 10 story hotel would contain 84 rooms and seven (7) suites with a ground floor restaurant, banquet/meeting rooms, and a roof-top patio. The property is approximately 9,246 square feet and is located on the east side of Atlantic Street, approximately 770 feet south of the intersection with Broad Street and immediately north of the ramp from Atlantic Street to the Stamford Town Center parking garage. The parcel is identified as follows in the records maintained by the Stamford Tax Assessor:

<u>Address</u>	<u>Lot No.</u>	<u>Account</u>	<u>Card</u>	<u>Map</u>	<u>Block</u>	<u>Zone</u>	<u>Area</u>
160 Atlantic Street	7TO008	002-2088	E-009	121	63	CC	±0.171 Acres

The site currently supports an existing vacant building that previously housed a bank and an asphalt parking lot with approximately 12 spaces. The property is located on the east side of Atlantic Street adjacent to the recently renovated Veterans Memorial Park. This park provides some plantings and natural features, but lawn areas are limited to the northern section of the property. There is an existing island of plantings near the front entrance of the existing building and the entrance ramp to the Saks Fifth Avenue Off 5<sup>th</sup> side of the Stamford Town Center. The site is surrounded by dense, primarily

160 Atlantic Street  
Old Town Square LLC  
ZB No. 221-24

commercial uses, including restaurants, office buildings, the Palace Theatre, residential units, and stores.

The project provides for the construction of a new hotel consisting of parking, service drive, walks, and other related features. The property does not lie within a special flood hazard area (Zone X, FIRM 09001C0516G, 7/8/13). The property does not support any wetlands or watercourses and is not located within the coastal area boundary; therefore, there are no regulated areas that would warrant a permit by the Environmental Protection Board (EPB). Further, there are no trees that are proposed for removal.

**The EPB has no objections to the Zoning Board approving the proposed development. To ensure that the project enhances and protects existing natural features and/or adjacent properties, EPB recommends the following:**

- Include trees proposed for removal, if any, on the development plans and provide tree protection measures for trees in Veterans Memorial Park, as applicable.
- Prior to endorsement for the issuance of a Building Permit by EPB staff, the site development plan shall be updated for final approval to include temporary and permanent soil & sediment erosion controls including silt fencing or similar around all areas of disturbance, stockpile area, inlet protection, and note to stabilize all areas with seed and hay upon completion.
- All disturbed areas shall be stabilized with topsoil, seed and mulch, sod or other suitable alternatives prior to the issuance of a certificate of occupancy/completion.
- Positive endorsement of the drainage summary by the Stamford Engineering Bureau including City approval of the Stormwater Management Exemption Form.
- Measures to ensure the long term maintenance and success of any approved planted features.

Thank you for the opportunity to comment.

cc: S. Kisken, City Engineer  
L. D'Andrea, PE, D'Andrea Surveying & Engineering



**CITY OF STAMFORD**  
**HISTORIC PRESERVATION ADVISORY COMMISSION**  
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STAMFORD, CT 06904 -2152

To: Vineeta Mathur,  
From: David W. Woods, AIA, NCARB, LEED-AP  
Application: No. 221-24, Old Town Square  
Subject: Resolution for 160 Atlantic Street, referral to HPAC  
Date: Meeting date: February 1, 2022. Memo issue: 02/02/22

At the HPAC regular meeting held Tuesday, February 1, the Commission reviewed the architectural drawings, submission materials dated 1/6/22 and 1/7/22 for the 160 Atlantic Street proposed development. The submitted materials were forwarded to the Commission as a request from the December 2021 meeting to return with corrections to the elevations. The following is a record of the Commission discussion and approval.

The Commission, by unanimous vote, made a determination to support the design and submission materials with the following comments.

1. The Commission supports the agreement of the owners to use full-width brick and "precast/limestone" details as noted in the Leydon office memo dated January 21, 2022.
2. The Commission supports the agreement of the owners to match the brick and "precast/limestone" colors, of the original building, to the "closest extent possible," as noted in the Leydon office memo dated January 21, 2022.
3. The Commission noted that the 1/6/22 dated South elevation does not correspond to its plan, as was requested in the resolution from the December 13, 2021 meeting. The Commission requested that the South elevation be corrected and sent to the Commission for their record. The submittal can be sent via e-mail as a record of the design.
4. The presenters stated that revisions to the plans and elevations may be required by Zoning or by structural corrections. The Commission further reinforced that any changes or corrections to the elevations are required to be resubmitted to HPAC for additional approval.

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.