

From: Seely, Walter
Sent: Friday, February 3, 2023 3:36 PM
To: Mathur, Vineeta
Cc: Armstrong, Chad; Repp, Christopher
Subject: 50 Barry Pl. Ice Rink

Good Afternoon

In regards to the application 223-01 for the ice rink #50 Barry Place.
The architect has made changes to the egress that are now compliant to the CT. State Fire Codes.
Fire lane will be created and approved thru the Traffic Dept.
All the FM issues have been addressed .
FM has no objections to this proposal

Have a good weekend

Walter (Bud) Seely
Fire Marshal
Stamford Fire Department
Office of the Fire Marshal
888 Washington Blvd. 7th Floor
Stamford, CT. 06902
203-977-4651

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**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, PE
Transportation Bureau Chief

Jianhong Wang, PE, PTOE, RSP1
Traffic Engineer

DATE: March 07, 2023

RE: Zoning Board Application 223-01

Application #223-01

50 Barry Place
Continental Family Holdings LLC and Wings

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

- Response to TTP comments (February 14, 2013) Prepared by SLR, D'Andrea Surveying and Engineering, and Environmental Land Solutions, dated March 2, 2023;
- Transportation Demand Management/Parking Management Plan Prepared by SLR, dated February 2023.

The TTP department provides the following comments in support of the Zoning Board application approval to ensure safe and efficient traffic operations within and adjacent to the Site for all roadway users.

Traffic Impact Study

1. Please provide the speed data collected on Barry Place in support of the sight distance analysis.

Site Development Plan

1. It is inappropriate to install stop bar and stop sign at the south end of the drive aisle in front of the building entrance. The stop bar and stop sign should be installed min. 4' in front of the proposed crosswalk located at the north end of the drive aisle.
2. The directional arrow marking next to parking space #16 should be right turn only if the southbound traffic is one-way only.
3. The vehicle tracking plan shows that vehicles will encroach onto the curb between the parking spaces #16 & 17. Vehicle tracking plan for fire truck should be developed, reviewed and approved by City Fire Department.
4. All proposed sidewalk ramps should be perpendicular to roadway and align with crosswalk to be ADA compliant.

Transportation Demand Management/Parking Management Plan

1. The majority of the transportation management plan (TMD) strategies are related to employees. However, as indicated in the plan, there will be approximately five to eight employees of the Site. The TMD strategies proposed may not be effective. The applicant should consider potential strategies for visitors.

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



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

Date 2/27/2023

To: Vineeta Mathur, Associate Planner

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

Subject: **Application 223-01 Continental Family Holding, LLC & Wings Manager, LLC – 50 Barry Place**

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

SWPCA Sanitary Sewer Pump Station:

1. It is the SWPCA's understanding the power supply for the onsite sanitary sewer pump station is fed through the existing building previously occupied by Conair on proposed "Parcel A". The project narrative states portions of the existing building on proposed parcel A will be removed to accommodate the driveway. During the demolition phase of this building, the power supply to the sanitary sewer pump station must be maintained. Once the demolition phase is completed, a long term plan must be provided to the SWPCA that details how the power supply for the pump station will be maintained moving forward.
2. SWPCA shall have continuous access to the sanitary sewer pump station during the demolition and construction phases of this project. Prior to the commencement of any work, please contact the SWPCA Collections System Supervisor at SPietrzyk@StamfordCT.gov to coordinate access for the pump station.

Sanitary Lateral:

3. The sheet C-4.1 Storm Drainage and Utility Plan shows a new 6" PVC Lateral servicing the proposed ice rink building to be connected to an existing sewer lateral using a Fernco Coupling. The existing sewer lateral line shall be CCTV'd to ensure there are no obstructions and the lateral is in good operational condition. A copy of the CCTV video shall be provided to SWPCA for review and approval.
4. The sheet 2.0 Demolition Plan utility plan shows a sewer lateral located in parcel A to be abandoned and disconnected. The project narrative however notes that only portions of the existing building on parcel A will be removed. Please provide further information as to why the lateral is proposed to be disconnected and abandoned.
5. The existing laterals to be abandoned must be cut, capped, and encased in concrete. This activity shall be scheduled with the City Plumbing Inspector. The sewer cap form must be completed, accordingly. Photo documentation of the work shall be submitted to SWPCA for review and approval.

William P. Brink, P.E. BCEE
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Stamford Water Pollution Control Authority
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Ed Kelly, Chairman
SWPCA Board of Directors
Stamford Water Pollution Control Authority

Ice Rink Drainage:

6. For wastewater generated from the ice rink and discharging to sanitary, please provide further information as to what additives or paints may be used in the ice and may be present in the resulting wastewater, as well as the volume and frequency of wastewater that will be discharging into the sanitary line.

Concession Area/Food Service:

7. 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 concession areas (as shown on sheet A1.1), 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). (See attached guidance document).

Construction Dewatering:

8. Prior to any discharge of wastewater into the sanitary sewer as a result of construction dewatering, a Misc. Discharge Permit Application shall be completed and submitted to SWPCA for review and approval. Please contact Robert Pudelka, Plant Supervisor at 203-977-5780 or by e-mail at rpudelka@stamfordct.gov for the necessary forms and requirements.
9. In the event construction dewatering into the sanitary sewer is approved, a flow meter shall be installed capable of recording, saving, and reporting the daily volume from the pumps. No later than the 15th of each calendar month, please forward to SWPCA, copies of the previous month report showing the daily discharge generated by the dewatering activity. Copies of the reports shall be mailed to:
 - a. Stamford Water Pollution Control Authority
 - b. Attn: Rhudean Bull
 - c. 111 Harbor View Avenue, Building 6A
 - d. Stamford, CT 06902

If you have any questions, please call me at 203-977-5896.

Attachment

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

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



Rev. 1 (6/9/21)

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

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 3rd 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.^(Rev.1) 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/Esspresso 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)

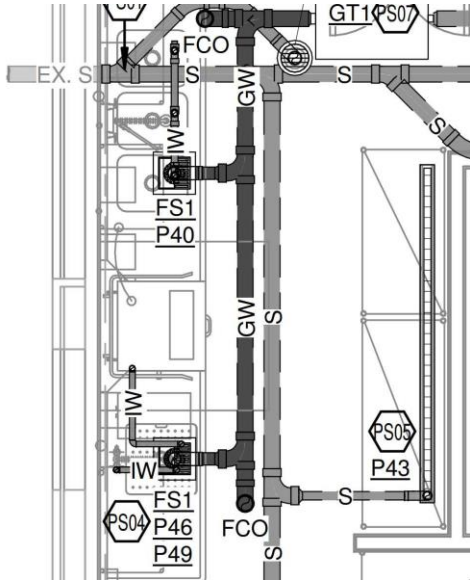
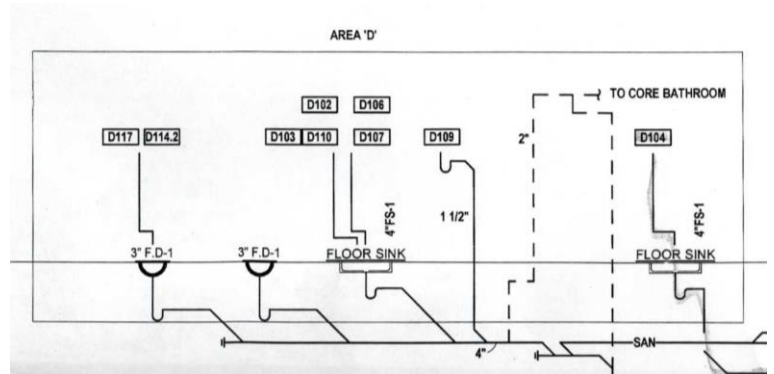


Illustration 2 (Riser Diagram)



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: _____

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

February 21, 2023

To: Vineeta Mathur Principal Planner

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

Subject:

**50 Barry Place - Continental Family Holdings, LLC & Wings Manager,
Zoning Application No. 223-01**

The Engineering Department has reviewed an application for Site & Architectural Plans and/or Requested Uses and a Special Permit for the construction of an indoor ice rink as described in the following plans and documents:

- Zoning Applications, dated 12/23/22
- Architectural Drawing Set, dated 12/15/22, revised 2/15/23, prepared by Rogers McCagg
- Zoning Location Survey, dated 12/15/22, revised 2/15/23, by D'Andrea Surveying & Engineering, PC
- Proposed Grade Plane Plan, dated 12/15/22, by D'Andrea Surveying & Engineering, PC
- Preliminary Subdivision Map of Property at 23 & 50 Barry Place in Stamford, Connecticut Prepared For Continental Family Holdings, LLC, dated 12/15/22, revised 2/15/23, by D'Andrea Surveying & Engineering, PC
- Site Plan Review Set "Wings Arena", dated 12/15/22, revised 2/15/23, by D'Andrea Surveying & Engineering, PC
- Landscape Plan, dated 12/14/22, revised 2/8/23, prepared by Environmental Land Solutions, LLC.
- Engineering Summary Report for "Wings Arena", dated 12/15/22, by D'Andrea Surveying & Engineering, PC
- Engineering Check List, dated 12/15/22
- Traffic Impact Study, dated 11/18/22, prepared by SLR.

The engineer of record, Derek E. Daunais, PE, has 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 Departments offers the following PRELIMINARY comments to be addressed by an engineer licensed in the State of Connecticut:

- 1) All existing storm and sanitary sewers to remain shall be videotaped to determine their conditions and if replacements are warranted. NOT COMPLETE
- 2) Test pits shall be performed at any proposed infiltration system in accordance with the City of Stamford Stormwater Drainage Manual. NOT COMPLETE
- 3) Water Quality Volume shall include the full 2.60 acres and shall be reflected on the LID plan. NOT COMPLETE
- 4) Consider providing low flow pipes to drain the infiltration systems between storms. NOT COMPLETE
- 5) Remove reference to rain garden in drawdown calculations. NOT COMPLETE
- 6) Include off-site tributary areas in drainage model. NOT COMPLETE
- 7) Review control structure for RS-2, as inlet and outlet elevations of CB-2 have been set the same. COMPLETE
- 8) Are any off-site improvements required? COMPLETE
- 9) Can the existing sanitary pump station handle the proposed flows? ACKNOWLEDGED
- 10) WPCA approval is required. ACKNOWLEDGED
- 11) Snow melt /Zamboni room shall discharge to the sanitary sewer. A permit from the WPCA will be required. NOT COMPLETE
- 12) What is the status of the ELUR areas and monitoring? It appears construction will encroach into several ELUR areas. How do the ELUR areas and other environmental land use restrictions affect construction and allowable use? COMPLETE
- 13) The Engineering Bureau encourages reductions in impervious coverage, minimizing site disturbance, improvements in water quality, and the use of Low Impact Development (LID) which are consistent with the City's MS4 Permit. COMPLETE
- 14) Identify all existing and proposed easements. All easements shall be in place prior to Building Permit. COMPLETE, ALL EASEMENTS SHALL BE FILED ON THE STAMFORD LAND RECORDS.
- 15) How will retaining walls be constructed along property line given the proposed wall design requires tie backs? Provide fully dimensioned detail for retaining walls. Walls will require Building Permit(s). ACKNOWLEDGED
- 16) There appears to be a significant amount of cut. Borings indicate refusal. How will rock be removed. BLASTING APPROVAL SHALL BE OBTAINED FROM THE FIRE MARSHALS OFFICE AND BUILDING DEPARTMENT. SPECIAL PROVISIONS MAY BE REQUIRED FROM STATE OF CONNECTICUT METRO NORTH DUE TO THE CLOSE PROXIMITY TO THE RAILROAD.
- 17) Construction is in close proximity to Metro North Railroad. Will construction impact this property. Has Metro North Railroad been contacted. Plans shall be forwarded to State of Connecticut Metro North Railroad. ACKNOWLEDGE
- 18) Are any new fire hydrants proposed to replaced the ones being removed? PARTIALLY COMPLETE, SERVICE LINE TO HYDRANT REQUIRES RELOCATION OR RELOCATE INFILTRATION SYSTEM.

- 19) Will the existing monitoring wells be removed or is monitoring still being recorded and submitted to the governing agency. ACKNOWLEDGED
- 20) A Stormwater Drainage Maintenance Agreement will be required. ACKNOWLEDGED
- 21) Clarify grading and existing and proposed walls near proposed chiller area. PARTIALLY COMPLETE, REVIEW EXISTING RETAINING WALL HEIGHT AND STABILITY.
- 22) Show all proposed fencing including on top of any walls, if any. COMPLETE, ADDITIONAL CLARIFICATION MAY BE REQUIRED.
- 23) Saw cut lines extend into Open Space Area on adjoining property. PARTIALLY COMPLETE, PERMISSION FROM THE OWNER OF PARCEL "A" WILL BE REQUIRED. PROVIDE APPROPRIATE NOTES ON DRAWINGS.
- 24) Review proposed contour 43 on access drive shown on C-3.2. COMPLETE
- 25) Provide additional spot elevations to ensure access road drainage does not drain toward the existing building No. 50 Parcel 'A' on the adjoining property to the south. COMPLETE
- 26) Is permanent or temporary access required around the building on the adjoining property to the south, 50 Barry Place Parcel 'A'. Coordinate with the City of Stamford Fire Marshal. COMPLETE, ALL EASEMENTS SHALL BE FILED ON THE STAMFORD LAND RECORDS.
- 27) There appears to be several utilities and sewers servicing Parcel 'A' within the access way to Parcel "B". Will easements be established or utilities relocated. Show any proposed easements and /or relocation of utilities on plan. COMPLETE, ALL EASEMENTS SHALL BE FILED ON THE STAMFORD LAND RECORDS.
- 28) Provide City of Stamford standard trench repair detail. NOT COMPLETE
- 29) Provide concrete sidewalk detail. COMPLETE
- 30) Provide pipe conveyance capacity analysis. NOT COMPLETE
- 31) Provide inlet analysis. NOT COMPLETE
- 32) Provide inspection ports for infiltration systems. NOT COMPLETE, PROVIDE INSPECTION PORTS AT EACH CORNER.
- 33) Show cleanouts for roof drainage system on plan view. NOT COMPLETE
- 34) Consider using only PVC or RCP for storm sewer piping. ACKNOWLEDGED
- 35) The Engineering Department reserves the right to make additional comments.
- 36) Provide detail of curb stops.

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

CC: Lindsey Cohen
Derek Daunais, PE
Len D'Andrea, PE
Dan Chapple

Reg. No. 55



City of Stamford

ENVIRONMENTAL PROTECTION BOARD

INTEROFFICE CORRESPONDENCE

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

FROM: Lindsay Tomaszewski, Environmental Analyst
Environmental Protection Board

SUBJECT: 50 Barry Place
Continental Family Holdings, LLC & Wings Manager
Zoning Application No. 223-01

DATE: February 9, 2023

REFERENCES

- “Zoning Location Survey,” for Wings Real Estate Holdings LLC, 50 Barry Place, Stamford, CT by Robert Liddel Jr CT LS 15775, D’Andrea Surveying & Engineering PC, dated December 15, 2022.
- “Wings Arena: Improvement Location Survey, Topographic Survey – ‘Existing Conditions’ C-1.0, Demolition Plan C-2.0, Site Grading Plan C-3.1, Site Grading Plan C-3.2, Storm Drainage and Utility Plan C-4.1, Storm Drainage and Utility Plan C-4.2, Sedimentation and Erosion Control Plan C-5.0, Notes and Details C-6.1, Details C-6.2, Low-Impact Development Plan C-7.0,” for Wings Real Estate Holdings LLC, 50 Barry Place, Stamford, CT by Derek Daunais, CT PE 22861, D’Andrea Surveying & Engineering PC, dated December 15, 2022.
- “Wings Arena: Cover G1.0, Proposed Ground Floor Plan A1.0, Proposed Second Flood & Roof Plan A1.1, Proposed Elevations A2.0, 3D Views A3.0,” for 50 Barry Place, Stamford, CT by Christopher McCagg LA 13335, Rogers McCagg, dated December 15, 2022
- “Landscape Plan: LP.1 & LP.2,” for 23 Barry Place, Stamford, CT, by Matthew Popp LLA 00630, Environmental Land Solutions LLC, dated December 14, 2022.
- “Wings Arena: Proposed Grad Plane Plan,” for Wings Real Estate Holdings LLC, 50 Barry Place, Stamford, CT by Derek Daunais, CT PE 22861, D’Andrea Surveying & Engineering PC, dated December 15, 2022.

Continental Family Holdings, LLC & Wings Manager seeks approval of Site & Architectural Plans and/or Requested Uses and a Special Permit to construct an indoor ice rink. The site is just outside of the CAM zone and supports commercial structures. The property is located on the North West side of Barry Place. The

50 Barry Place – Parcel B
Continental Family Holdings, LLC & Wings Manager
ZB No. 223-01

applicant has also filed a Planning Board application to subdivide the property. The ice rink will be constructed on the proposed 'Parcel B,' which will consist of the north east area of the site, with the access way looping south and east around 1 Barry Place. The parcel, as it currently stands, is identified as follows in the records maintained by the Stamford Tax Assessor:

Address	Lot No.	Account	Card	Map	Block	Zone	Area
50 Barry Place	A & B	003-1399	W-002	137	35	MG	~11.773 Acres

The property does not lie within a special flood hazard area (Zone X, FIRM 09001C0516G, 7/8/13). Parcel B does not support any wetlands or watercourses and is not located within the coastal area boundary. The proposed conservation easement for the subdivision will be along the western property line, but outside of parcel B. Therefore, there are no regulated areas that would warrant a permit by the Environmental Protection Board (EPB). Construction of the structure will require a small amount of grading just within the conservation easement. This will be a minor alteration not subject to the review of the environmental protection board. Additionally, as part of the subdivision, enhancement and planting of the conservation easement will be required prior to EPB endorsement of CO for the ice rink.

The current erosion control plan show silt fencing where there is currently pavement. Upon demolition, much of this pavement will be removed. The demolition phasing specifies erosion control installation after the demolition. The demolition plan must be updated to reflect practical erosion controls for pavement areas, such as haybales where silt fencing cannot be correctly installed. The demolition phasing sequence must be updated to have erosion controls installed prior to disturbance. Additionally, the erosion and sedimentation plan should be updated to show multiple possible stock pile locations, as these may need to be moved throughout construction and include stock pile detail on plans.

Nine trees will be removed as part of the demolition. The applicant has include a landscape plan in which 40 new trees, arborvitaes, and a variety of shrubs will be installed. The planting plan should enhance screening/buffers from neighboring properties, and contribute to low-impact development design.

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

1. 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.
2. Prior to endorsement for the issuance of a Building Permit, final approval by the Engineering Bureau of all site grading and drainage mitigation plans.
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.

50 Barry Place – Parcel B
Continental Family Holdings, LLC & Wings Manager
ZB No. 223-01

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 a 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.
7. Conditions of PB 4047 pertaining to the conservation easement must be completed prior to the receipt of a final certificate of occupancy and return of surety.

Thank you for the opportunity to comment.

From: Seely, Walter
Sent: Friday, January 6, 2023 2:20 PM
To: Mathur, Vineeta
Subject: Application 223-01

Good afternoon Vineeta

After reviewing the plans for the application 223-01 Ice rink building and related rooms and equipment. I have a few issue to point out.

Parking may become an issue, so consideration to making the road/driveway a registered fire lane with the city Traffic Dept.

The plans submitted at first look shows a single exit stairway to the second floor. Most likely not adequate for the occupancy type and load.

The plans also state a second phase of future expansion of the second floor. Again there is an egress stair issue that needs to be addressed.

Respectfully

Walter (Bud) Seely

Fire Marshal

Stamford Fire Department

Office of the Fire Marshal

888 Washington Blvd. 7th Floor

Stamford, CT. 06902

203-977-4651

MAYOR
Caroline Simmons



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

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Land Use Bureau Chief
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Associate Planner
Lindsey Cohen
lcohen@stamfordct.gov

Planning Board Chair
Theresa Dell
tdell@stamfordct.gov

February 9, 2023

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

**RE: APPLICATION 223-01 - CONTINENTAL FAMILY HOLDINGS, LLC &
WINGS MANAGER, LLC - 50 BARRY PLACE - Site & Architectural Plans and/or
Requested Uses and a Special Permit**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, February 7, 2023, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to build a ±35,500 sq. ft. structure on Parcel B that will house an indoor ice rink. Wings Manager, LLC plans to operate youth ice hockey and youth figure skating clinics, educational programs, leagues and tournaments at the venue.

This development is consistent with Master Plan Category #13 (Industrial - General) and is also consistent with Master Plan Policy 7H - Encourage Infill Development.

William Hennessey, Carmody Torrance Sandak & Hennessey, LLP, representing the applicant, made a presentation and answered questions from the Board.

After a brief discussion, the Planning Board unanimously recommended **approval** of **ZB Application #223-01** and this request is compatible with the neighborhood and consistent with Master Plan Category #13 (Industrial - General).

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac

MAYOR
CAROLINE SIMMONS

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



TRANSPORTATION BUREAU CHIEF
FRANK W. PETISE, PE
Email: fpetise@stamfordct.gov

TRAFFIC ENGINEER
JIANHONG WANG, PE, PTOE, RSP1
Email: jwang@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, PE
Transportation Bureau Chief



Jianhong Wang, PE, PTOE, RSP1
Traffic Engineer

DATE: February 14, 2023

RE: Zoning Board Application 223-01

Application #223-01

50 Barry Place
Continental Family Holdings LLC and Wings

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

- Zoning Board application received January 5, 2023;
- Project Narrative;
- Architectural Plans prepared by Rogers McCagg Architects, dated December 15, 2022;
- Site Development Plans Prepared by D'Andrea Surveying and Engineering, dated December 15, 2022;
- Zoning Location Survey Prepared by D'Andrea Surveying and Engineering, dated December 15, 2022;
- Landscape Plan Prepared by Environmental Land Solutions, dated December 14, 2022;
- Traffic Impact Study Prepared by SLR, dated November 18, 2022.

The applicant proposes to build a 35,500 square foot indoor ice skating rink on "Proposed Parcel B" at 50 Barry Place (Site). The Site is adjacent to residential and light industrial uses in the Waterside Neighborhood with direct access on Barry Place. The Site will provide 87 parking spaces, 10 electric vehicle charging stations, covered bike racks and internal sidewalks. The Site is also located near CT Transit bus route 324 with bus stops on Fairfield Avenue and Congress

Street. The TTP department provides the following comments in support of the Zoning Board application approval to ensure safe and efficient traffic operations within and adjacent to the Site for all roadway users.

Traffic Impact Study

1. The applicant proposes to convert the existing ingress only driveway for Conair to a two-way driveway for site access on Barry Place. The driveway is located within 100' south of the Melrose Place and Barry Place intersection, which currently has no traffic control for the westbound traffic on Melrose Place. Looking left to the north at the proposed driveway intersection with Barry Place, the intersection sight distance is restricted by the horizontal curve, vertical curve along the roadway, as well as the property at the southeast corner of the Melrose Place at Barry Place intersection. The applicant should convert the intersection of Melrose Place at Barry Place to all-way stop controlled and install stop bar and stop signs in conformance to the guidelines set forth in MUTCD.
2. The applicant should coordinate with the property owner of Parcel "A" to avoid potential vehicular conflicts between the exiting traffic of Parcel "B" and the entering traffic of Parcel "A" utilizing the front loop and parking lot if Parcel "A" is redeveloped.
3. The intersection of the site driveway and Barry Place should be included in the traffic impact study.

Site Development Plan

1. The alignment of the proposed Site driveway results in a horizontal curve near the entrance to the parking lot and generates safety and sightline issues within the site. The applicant should implement safety treatment along the driveway which may include Stop bar/Stop sign near the parking lot entrance, double yellow center line along the horizontal curve, as well as speed humps at locations where there are minimal drainage impacts. Submit revised plans to the City for further review.
2. The site plan should include callouts and signs to clarify the proposed median and separated driving aisle in front of the entrance to the building. Will the driving aisle to the right be used for pick-up/drop-off? Will the aisle to the left be one-way and if so appropriate width? There appears to be conflicts between vehicles and pedestrians in the area and safe pedestrian and ADA accessible path should be provided.
3. Install stop bar and stop sign for the northbound approach at the internal driveway intersection near the parking spaces #19 and 72 and convert it to all-way stop controlled.
4. Include vehicle tracking for loading trucks accessing the loading zone within the site.
5. Include vehicle tracking at the internal driveway intersection near parking spaces #19 and 72. The driveway is only 10' wide in each direction and the radius seems tight.
6. Provide stop bar min. 4' in front of proposed crosswalks within the site.
7. All sidewalks proposed on-site shall be a minimum of 5' wide.
8. The applicant shall coordinate with the property owner of Parcel "A" to contribute to the City for construction of sidewalk along Barry Place during the redevelopment of Parcel "A".

9. The proposed development will provide 87 parking spaces on site representing a parking ratio of approximately 2.45 spaces per 1,000 square feet. The proposed parking supply meets the minimum parking requirements per the Zoning Regulations and industry data included in the ITE Parking Generation publication.
10. The parking spaces must have designated signs for handicapped parking, electric vehicle parking, staff parking and visitor parking where appropriate.
11. All pull-in parking spaces fronting a sidewalk shall have wheel stops.
12. Show the remaining clear width around the electric vehicle charging stations on the sidewalk. Minimum ADA requirements shall be provided.
13. Per the Zoning Regulations, the electric vehicle charging spaces shall be located as close as possible to the entrance of the building.
14. The designated loading space proposed on the northern end of the parking lot appears to block the parking spaces in the area.
15. Tactile warning pads shall be placed along all flush curbs.
16. Enhanced drive aisle markings shall be included on the site plan including directional arrow markings.
17. There is a flush curb along the southern side of the building. Is this area intended for pickup and drop-off? The drive aisle width does not permit two-way traffic and pick-up and drop-off.
18. The driveway at Barry Place shall be converted to flanges. The sidewalk shall run flush across the apron.
19. The tactile warning pads at the driveway shall be in line with the sidewalk.
20. Provide the specifications for all sign channels and pavement markings.
21. Provide the specifications for the Electric vehicle chargers.
22. Provide the specifications for the bike racks.
23. Ensure adequate turning space for wheelchair users at all pedestrian ramps.

Landscaping Plan

1. Trees planted should not block vehicular sightline, particularly near horizontal curves along the driveway. Trees shall be set back from crosswalks as well.
2. Trees planted on the sidewalk should provide a 4' free path for pedestrian on site.
3. Lighting shall be included at all crosswalk locations on-site.
4. This plan shows the electric vehicle charging spaces along the north side of the building which is different from the Site Development Plan. Please clarify.
5. This plan shows a planted area in the southern parking area that the Site Development Plan shows as a walkway. Please clarify.
6. Provide specifications of wall-mounted lights.

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

January 11, 2023

To: Vineeta Mathur Principal Planner

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

Subject:

**50 Barry Place - Continental Family Holdings, LLC & Wings Manager,
Zoning Application No. 223-01**

The Engineering Department has reviewed an application for Site & Architectural Plans and/or Requested Uses and a Special Permit for the construction of an indoor ice rink as described in the following plans and documents:

- Zoning Applications, dated 12/23/22
- Architectural Drawing Set, dated 12/15/22, prepared by Rogers McCagg
- Zoning Location Survey, dated 12/15/22, by D'Andrea Surveying & Engineering, PC
- Proposed Grade Plane Plan, dated 12/15/22, by D'Andrea Surveying & Engineering, PC
- Preliminary Subdivision Map of Property at 23 & 50 Barry Place in Stamford, Connecticut Prepared For Continental Family Holdings, LLC, dated 12/15/22, by D'Andrea Surveying & Engineering, PC
- Site Plan Review Set "Wings Arena", dated 12/15/22, by D'Andrea Surveying & Engineering, PC
- Landscape Plan, dated 12/14/22, prepared by Environmental Land Solutions, LLC.
- Engineering Summary Report for "Wings Arena", dated 12/15/22, by D'Andrea Surveying & Engineering, PC
- Engineering Check List, dated 12/15/22
- Traffic Impact Study, dated 11/18/22, prepared by SLR.

The engineer of record, Derek E. Daunais, PE, has 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 Departments offers the following PRELIMINARY comments to be addressed by an engineer licensed in the State of Connecticut:

- 1) All existing storm and sanitary sewers to remain shall be videotaped to determine their conditions and if replacements are warranted.
- 2) Test pits shall be performed at any proposed infiltration system in accordance with the City of Stamford Stormwater Drainage Manual.
- 3) Water Quality Volume shall include the full 2.60 acres and shall be reflected on the LID plan.
- 4) Consider providing low flow pipes to drain the infiltration systems between storms.
- 5) Remove reference to rain garden in drawdown calculations.
- 6) Include off-site tributary areas in drainage model.
- 7) Review control structure for RS-2, as inlet and outlet elevations of CB-2 have been set the same.
- 8) Are any off-site improvements required?
- 9) Can the existing sanitary pump station handle the proposed flows?
- 10) WPCA approval is required.
- 11) Snow melt /Zamboni room shall discharge to the sanitary sewer. A permit from the WPCA will be required.
- 12) What is the status of the ELUR areas and monitoring? It appears construction will encroach into several ELUR areas. How do the ELUR areas and other environmental land use restrictions affect construction and allowable use?
- 13) The Engineering Bureau encourages reductions in impervious coverage, minimizing site disturbance, improvements in water quality, and the use of Low Impact Development (LID) which are consistent with the City's MS4 Permit.
- 14) Identify all existing and proposed easements. All easements shall be in place prior to Building Permit.
- 15) How will retaining walls be constructed along property line given the proposed wall design requires tie backs? Provide fully dimensioned detail for retaining walls. Walls will require Building Permit(s).
- 16) There appears to be a significant amount of cut. Borings indicate refusal. How will rock be removed.
- 17) Construction is in close proximity to Metro North Railroad. Will construction impact this property. Has Metro North Railroad been contacted. Plans shall be forwarded to State of Connecticut Metro North Railroad.
- 18) Are any new fire hydrants proposed to replaced the ones being removed?
- 19) Will the existing monitoring wells be removed or is monitoring still being recorded and submitted to the governing agency.
- 20) A Stormwater Drainage Maintenance Agreement will be required.
- 21) Clarify grading and existing and proposed walls near proposed chiller area.
- 22) Show all proposed fencing including on top of any walls, if any.

- 23) Saw cut lines extend into Open Space Area on adjoining property.
- 24) Review proposed contour 43 on access drive shown on C-3.2.
- 25) Provide additional spot elevations to ensure access road drainage does not drain toward the existing building No. 50 Parcel 'A' on the adjoining property to the south.
- 26) Is permanent or temporary access required around the building on the adjoining property to the south, 50 Barry Place Parcel 'A'. Coordinate with the City of Stamford Fire Marshal.
- 27) There appears to be several utilities and sewers servicing Parcel 'A' within the access way to Parcel "B". Will easements be established or utilities relocated. Show any proposed easements and /or relocation of utilities on plan.
- 28) Provide City of Stamford standard trench repair detail.
- 29) Provide concrete sidewalk detail.
- 30) Provide pipe conveyance capacity analysis.
- 31) Provide inlet analysis.
- 32) Provide inspection ports for infiltration systems.
- 33) Show cleanouts for roof drainage system on plan view.
- 34) Consider using only PVC or RCP for storm sewer piping.
- 35) The Engineering Department reserves the right to make additional comments.

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

CC: Derek Daunais, PE

Reg. No. 12

SWPCA Regulatory Compliance Office
Zoning Review Comments
January 23, 2023
Re: Zoning Application 223-01
Continental Family Holdings, LLC & Wings Manager, LLC – 50 Barry
Place



Documents and Plans Submitted:

Interoffice Memorandum dated 1/5/23 prepared by Vineeta Marthur.

Application for Approval of Site & Architectural Plans and/or Requested Uses dated 12/23/22 prepared by Carmody Torrance Sandak & Hennessey, LLP.

Application for Special Permit dated 12/23/22 prepared by Carmody Torrance Sandak & Hennessey, LLP.

Engineering Submission Checklist dated 12/15/22 prepared by Derek Daunais, PE.

List of plans and project narrative packet.

Engineering Summary Report dated 12/15/22 prepared by D'andrea Surveying and Engineering, PC.

Traffic Study dated 11/18/22 prepared by SLR.

Site/Civil: (Sheet Coversheet, Improvement Location Survey, C-1.0, C-2.0, C-3.1, C-3.2, C-4.1, C-4.2, C-5.0, C-6.1, C-6.2) dated 12/15/22 prepared by D'Andrea Surveying & Engineering, PC.

Architectural: (Sheet G1.0, A1.0, A1.1, A2.0, A3.0) dated 12/15/22 prepared by Rogers McCagg Architects.

Zoning Location Survey dated 9/15/22 prepared by D'Andrea Surveying & Engineering, PC.

Proposed Grade Plan dated 12/15/22 prepared by D'Andrea Surveying & Engineering, PC.

Preliminary Subdivision Map dated 12/15/22 prepared by D'Andrea Surveying & Engineering, PC.

Landscape: (Sheet LP.1, LP.2) dated 12/14/22 prepared by Environmental and Land Solutions, LLC.

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

SWPCA Sanitary Sewer Pump Station

1. It is the SWPCA's understanding the power supply for the onsite sanitary sewer pump station is fed through the existing building previously occupied by Conair on proposed "Parcel A". The project narrative states portions of the existing building on proposed parcel A will be removed to accommodate the driveway. During the demolition phase of this building, the power supply to the sanitary sewer pump station must be maintained. Once the demolition phase is completed, a long term plan must be provided to the SWPCA that details how the power supply for the pump station will be maintained moving forward.
2. SWPCA must have continuous access to the sanitary sewer pump station during the demolition and construction phases of this project. Prior to the commencement of any work, please contact the SWPCA Collections System Supervisor at SPietrzyk@StamfordCT.gov to coordinate access for the pump station.

Sanitary Lateral

1. The sheet C-4.1 Storm Drainage and Utility Plan shows a new 6" PVC Lateral servicing the proposed ice rink building to be connected to an existing sewer lateral using a Fernco Coupling. The existing sewer lateral line must be CCTV'd to ensure there are no obstructions and the lateral is in good operational condition. A copy of the CCTV video must be provided to SWPCA for review and approval.
2. The sheet 2.0 Demolition Plan utility plan shows a sewer lateral located in parcel A to be abandoned and disconnected, the project narrative however notes that only portions of the existing building on parcel A will be removed. Please provide further information as to why the lateral is proposed to be disconnected and abandoned.
3. The existing laterals to be abandoned must be cut, capped, and encased in concrete. This activity must be scheduled with the City Plumbing Inspector. The sewer cap form must be completed, accordingly. Please provide photo documentation of the work to SWPCA for review and approval.

Ice Rink Drainage

4. For wastewater generated from the ice rink and discharging to sanitary, please provide further information as to what additives or paints may be used in the ice and may be present in the resulting wastewater, as well as the volume and frequency of wastewater that will be discharging into the sanitary line.

Concession Area/Food Service

5. 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 concession areas (as shown on sheet A1.1), 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). (See attached guidance document).

Construction Dewatering

6. Prior to any discharge of wastewater into the sanitary sewer as a result of construction dewatering, a Misc. Discharge Permit Application shall be completed and submitted to SWPCA for review and approval. Please contact Robert Pudelka, Plant Supervisor at 203-977-5780 or by e-mail at rpudelka@stamfordct.gov for the necessary forms and requirements.
7. In the event construction dewatering into the sanitary sewer is approved, a flow meter shall be installed capable of recording, saving, and reporting the daily volume from the

SWPCA Regulatory Compliance Office

Zoning Review Comments page 3

January 23, 2023

Re: Zoning Application 223-01

Continental Family Holdings, LLC & Wings Manager, LLC – 50 Barry Place

pumps. No later than the 15th of each calendar month, please forward to SWPCA, copies of the previous month report showing the daily discharge generated by the dewatering activity. Copies of the reports shall be mailed to:

Stamford Water Pollution Control Authority

Attn: Rhudean Bull

111 Harbor View Avenue, Building 6A

Stamford, CT 06902

Attachment

cc: Stephen A. Pietrzyk, Collections System Supervisor

Ann Brown, Supervising Engineer