



**STAMFORD PLANNING BOARD  
 APPLICATION FOR THE SUBDIVISION OF PROPERTY**

Complete, notarize and forward twelve (12) copies of the application and a **Preliminary Subdivision Plan certified by a Registered Land Surveyor** to the Clerk of the Planning Board with the requested application filing fee (see **Fee Schedule below**) payable to the City of Stamford. **NOTE: Include the \$1,000.00 Public Hearing Fee if three (3) or more lots. COST OF REQUIRED ADVERTISEMENTS ARE PAYABLE BY THE APPLICANT.**

**Fees:**

Two (2) Lots	\$335.00
Three (3) Lots or More	\$275.00 plus \$300.00 for each lot in excess of the first two (2) lots
Public Hearing Fee	\$1,000.00 (Required for 3+ Lots)

LIST NAME(S): Continental Family Holdings, LLC & Wings Manager, LLC  
 ADDRESS(ES) OF APPLICANT(S): c/o Agent: William J. Hennessey, Carmody Torrance Sandak & Hennessey LLP  
1055 Washington Blvd., 4th Fl., Stamford, CT 06901

**INFORMATION ABOUT PROPERTY BEING SUBDIVIDED**

LOCATION OF PROPERTY PROPOSED FOR SUBDIVISION: 50 Barry Place

BLOCK NO.: 003 ZONE: M-G NUMBER OF LOTS AFTER DIVISION: 2

IF NEW STREET(S) IS/ARE PROPOSED, PROPOSED STREET NAME(S):  
 \_\_\_\_\_

NAME & ADDRESS TO WHICH ALL CORRESPONDENCE SHOULD BE SENT:  
c/o Agent: William J. Hennessey, Carmody Torrance Sandak & Hennessey LLP  
1055 Washington Blvd., 4th Fl., Stamford, CT 06901 PHONE: (203) 425-4200

.....  
 DATED AT STAMFORD, CONNECTICUT THIS 23<sup>rd</sup> DAY OF December 2022

THE APPLICANT HAS SEARCHED TITLE AND WILL ABIDE BY EXISTING DEED RESTRICTION AND COVENANTS WHICH EXISTS, OR SWEARS THAT NONE EXIST.

SIGNED BY: [Signature] (Owner or Agent)  
William J. Hennessey Jr.

STATE OF CONNECTICUT  
 COUNTY OF FAIRFIELD ss:) Stamford 12/23/22 (Date)

personally appeared William J. Hennessey Jr. signer of the foregoing Application, who made oath to the truth of the content hereof, before me, and also swears that there is no injunction of pending litigation concerning this property.

SEAL [Signature]  
 Notary Public or Commissioner of the Superior Court  
 Commission Expires: \_\_\_\_\_

**DO NOT FILL IN BELOW. FOR PLANNING DEPARTMENT USE ONLY.**

RECEIVED: \_\_\_\_\_ APPLICATION NC **S4047**  
 EPB \_\_\_\_\_ HEALTH **JAN 4 2023** TRAFFIC \_\_\_\_\_ ENGINEERING \_\_\_\_\_ FIRE \_\_\_\_\_  
 EXTENSION OF TIME \_\_\_\_\_ OTHER \_\_\_\_\_



## PRELIMINARY SUBDIVISION CHECKLIST

The completed Application for Subdivision of Property (Pg. 1) shall be accompanied by a completed Preliminary Subdivision Checklist (Pg. 2 - 4), a filing fee as indicated on Pg. 1 and twelve (12) copies of the Preliminary Subdivision Plan meeting all the requirements listed below.

In light of State Statute requirements for timely action by the Planning Board in these matters, staff is instructed to refuse any subdivision application that does not conform to the requirements listed below and the Zoning Regulations of the City of Stamford. The Board, or its designee, shall certify said application as complete.

FILING REQUIREMENTS	✓ Items Submitted	Staff Review
1. A vicinity sketch, at a scale of eight hundred (800) feet to the inch suitable for the purpose of orientation, showing existing streets in the area generally contiguous to the proposed subdivision and how they may connect or relate to streets proposed in the subdivision in order to produce the most advantageous development for the entire neighboring area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The proposed name of the subdivision, the name(s) of the owner(s) of record, the subdivider and the surveyor and/or engineer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The names of adjacent subdivisions and the names of record owners of adjacent parcels of subdivided and unsubdivided land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The boundary lines, accurate in scale, of the tract to be subdivided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. The location, widths and names of all constructed or unconstructed public or private streets or other ways of access, with both right-of-way and traveled way shown, within or immediately adjacent to the tract and other significant features such as but not limited to existing permanent buildings, utility poles, hydrants, stone walls and railroad lines. The location of existing houses on adjacent properties within one hundred (100) feet of the subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. The location of municipal boundaries, zone boundary lines, setback lines, State channel encroachment lines and Flood Hazard Boundaries.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Where the total area to be subdivided is in excess of one acre and/or contains wetlands, soils information showing SCA (Soil Conservation Service), soil types and boundaries shall be provided by a certified soil scientist. If required for clarity of presentation, the soils information may be depicted on a separate map identical in scale to the preliminary plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. The location of significant natural features including wetlands (based on SCS soil types) and watercourses; rock outcroppings; and all trees of twelve (12) inch diameter or greater within fifty (50) feet of the center line of all new streets and twenty-five (25) feet of the center line of all new common driveways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. The approximate location of existing sewers, water mains, culverts and other underground utilities or structures within the tract and immediately adjacent thereto, with pipe sizes indicated where connections are proposed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. The certified location of existing wells and septic systems and to the extent feasible, the approximate location of those on adjacent properties within seventy-five (75) feet of the subdivision; natural or man-made drainage ways; pools and underground tanks.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Topographical data having contour intervals not greater than two (2) feet shall be supplied.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Where the lots are to be served by individual septic systems, areas having slopes in excess of twenty-five percent (25%) shall be delineated.	<input type="checkbox"/> N/A	<input type="checkbox"/>

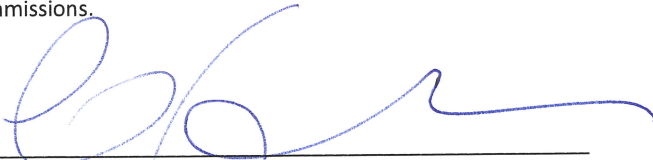


- |   |                                  |                      |
|---|----------------------------------|----------------------|
| 13. Where new driveways and/or roads are to be constructed, proposed sight-lines shall be delineated on a plan at a scale of one (1) inch equals twenty (20) or forty (40) feet. The plans shall indicate modifications required to attain and maintain acceptable sight-lines.   | <input type="text" value="N/A"/> | <input type="text"/> |
| 14. Copies of any private restrictions to be included in the deeds of conveyance should accompany the submission of the preliminary plan.   | <input type="text" value="✓"/>   | <input type="text"/> |
| 15. The approximate area of each proposed lot in terms of square feet or acreage.   | <input type="text" value="✓"/>   | <input type="text"/> |
| 16. Potential house sites and driveways for each lot and well and/or spetic systems, if on-site sewage and wells are to be used.  | <input type="text" value="✓"/>   | <input type="text"/> |
| 17. Proposed method of soil erosion control both during and following construction.   | <input type="text" value="✓"/>   | <input type="text"/> |
| 18. In the case of new building lots traversed by or adjoining major rivers, the following data shall be shown:   |                                  |                      |
| a. Related elevation between the water's edge (bank) and at twenty-five (25) foot intervals back from the water's edge, with a minimum of three (3) elevations from and including bank elevations.  | <input type="text" value="N/A"/> | <input type="text"/> |
| b. Elevations referred to in Item (a) shall be taken every fifty (50) feet along the water's edge, except there shall not be less than two (2) such lines of elevations in any case.  | <input type="text" value="N/A"/> | <input type="text"/> |
| c. "Water's edge" and "top of bank" shall be noted.   | <input type="text" value="N/A"/> | <input type="text"/> |
| d. A cross section of the river shall be shown indicating the elevation of the riverbed, water's edge, and top of bank at each point referred to in Item (b) above.   | <input type="text" value="N/A"/> | <input type="text"/> |
| e. New City Datum (NGVD29) shall be used and a note to that effect shall be put on the drawing in connection with items (a) through (c) above.  | <input type="text" value="N/A"/> | <input type="text"/> |
| f. Existing encroachment lines of 100-year storm elevations.  | <input type="text" value="N/A"/> | <input type="text"/> |
| 19. In the case of any subdivision located with the Coastal Boundary, the following information shall be provided:  |                                  |                      |
| a. Identification of coastal resources.   | <input type="text" value="N/A"/> | <input type="text"/> |
| b. Identification of affected coastal use policies.   | <input type="text" value="N/A"/> | <input type="text"/> |
| c. Identification of adverse impact on coastal resources, if any, and proposed measures to mitigate any adverse impacts.  | <input type="text" value="N/A"/> | <input type="text"/> |
| d. Statement of Consistence with applicable goals and policies of the Coastal Management Act.   | <input type="text" value="N/A"/> | <input type="text"/> |
| 20. Where the preliminary plan includes only a portion of the applicant's contiguous holding, the applicant shall also indicate on a plan, the probable future street and lot arrangement.  | <input type="text" value="N/A"/> | <input type="text"/> |
| 21. In cases where the subdivider proposes to construct or reconstruct a street or common driveway serving four (4) or more lots, the subdivider shall submit to the Planning Board certification by a professional engineer, licensed by the State of Connecticut, attesting to the adequacy of the existing storm and/or sanitary sewer system into which the proposed system will empty. | <input type="text" value="N/A"/> | <input type="text"/> |
| 22. Statement from a professional engineer, licensed by the State of Connecticut (signed and sealed), confirming the absence of impacts on drainage, soils, infrastructure, and adjoining properties.   | <input type="text" value="✓"/>   | <input type="text"/> |

23. Proposed subdivisions encompassing land in area equal to or greater than three (3) times the minimum lot size of the Zone(s) in which located shall be required to contribute to the open space needs of the community and open space objectives of the Master Plan.

24. Such other information as the Planning Board may require.

I certify that the application includes all of the above requirements as noted. Please explain reasons for any omissions.

  
\_\_\_\_\_  
Owner / Agent (Please Print)  
William J. Hennessy, Jr.

\_\_\_\_\_  
Owner / Agent (Signature) 12/23/22  
Date

\_\_\_\_\_  
Staff Review \_\_\_\_\_  
Date



December 22, 2022

RECEIVED

Vinceta Mathur  
Senior Planner  
City of Stamford  
888 Washington Blvd.  
Stamford, CT 06901

JAN 4 2023

PLANNING BOARD

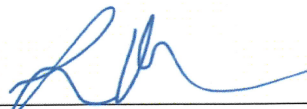
**Re: Continental Family Holdings, LLC  
Land Use Applications  
50 Barry Place (the "Property")**

Dear Ms. Mathur:

Continental Family Holdings, LLC is the owner of the above-captioned Property. Please consider this letter as written confirmation that the undersigned has authorized the attorneys of Carmody Torrance Sandak & Hennessey, LLP, with offices located at 1055 Washington Boulevard, Stamford, Connecticut 06901, to file the enclosed land use applications with the City of Stamford on its behalf in connection with the Property. Thank you for your acknowledgement of said authority.

Sincerely,

**Continental Family Holdings, LLC**



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By: Lee Rizzuto  
Duly Authorized  
{S7474568}

S4047

December 22, 2022

Vineeta Mathur  
Senior Planner  
City of Stamford  
888 Washington Blvd.  
Stamford, CT 06901

RECEIVED

JAN 4 2023

**Re: Wings Manager, LLC  
Land Use Applications  
50 Barry Place (the "Property")**

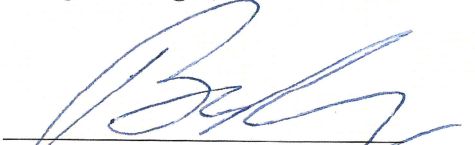
PLANNING BOARD

Dear Ms. Mathur:

Wings Manager, LLC is the contract purchaser of a 2.60-acre portion of the above-captioned Property, for which a subdivision application will be filed. Please consider this letter as written confirmation that the undersigned has authorized the attorneys of Carmody Torrance Sandak & Hennessey, LLP, with offices located at 1055 Washington Boulevard, Stamford, Connecticut 06901, to file the enclosed land use applications with the City of Stamford on its behalf in connection with the Property. Thank you for your acknowledgement of said authority.

Sincerely,

**Wings Manager, LLC**

  
By: Benoit Morin, Managing Member  
Duly Authorized



**William J. Hennessey**  
Partner  
Direct: 203.425.4200  
Fax: 203.325.8608  
WHennessey@carmodylaw.com

1055 Washington Blvd.  
4<sup>th</sup> Floor  
Stamford, CT 06901

December 23, 2022

**VIA ELECTRONIC & HAND DELIVERY**

Ms. Vineeta Mathur  
Principal Planner, Land Use Bureau  
City of Stamford  
888 Washington Boulevard  
Stamford, Connecticut 06901  
[VMathur@StamfordCT.gov](mailto:VMathur@StamfordCT.gov)

RECEIVED

JAN 4 2023

PLANNING BOARD

**RE: 50 Barry Place Subdivision Application**

Dear Ms. Mathur,

On behalf of Wings Manager, LLC (“Wings”) and Continental Family Holdings, LLC (together, the “Applicants”), please find the attached application materials submitted in connection with the subdivision of 50 Barry Place (the “Property”). The Property currently is owned by Continental Family Holdings, LLC. The Applicants seek approval from the Planning Board to subdivide the Property into two parcels (“Proposed Parcel A” and “Proposed Parcel B”). The building on Proposed Parcel A houses Conair Corporation. Two warehouse buildings sit on Proposed Parcel B. Our firm represents Wings, the contract purchaser of Proposed Parcel B, a 2.60-acre portion of the Property. In total, the Property is 11.77 acres. It is located in the General Industrial District (M-G) and Master Plan Category 13 (General Industrial).

The Applicants propose to subdivide this large, uniquely shaped 11.77-acre lot that already is improved with three buildings, paved parking lots, landscaping, and stormwater management systems. The proposed subdivision is designed in conformance with the Subdivision Regulations, which permit the subdivision of land for building purposes so long as it does not endanger the public health, safety, and welfare. Due to the shape of the Property, access to Proposed Parcel B is proposed via an existing private driveway located north of Proposed Parcel A, which fronts on Barry Place. This driveway and means of vehicular access to Proposed Parcel B conform to § 10.2.6 of the Subdivision Regulations. The width of the driveway will allow for safe and convenient vehicular access to the Property, including by emergency vehicles. The driveway will be located entirely on Proposed Parcel B and, thus, no access easements are needed. No new streets will be created as part of this subdivision.

Ten percent of the Property (1.18 acres) will be subject to a conservation easement in conformance with § 9.1.D of the Subdivision Regulations and in furtherance of the goals of the Master Plan. Thus, subdividing the already-developed Property will ensure the permanent preservation a portion of the undeveloped land thereon.

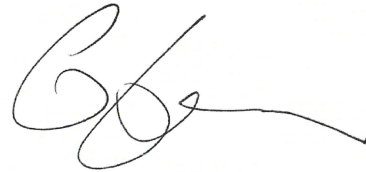


In connection with the attached application, enclosed please find:

- Letters of Authority from the Applicants;
- Application fee in the amount of \$335; and
- Twelve (12) copies of the following materials:
  - Application for the Subdivision of Property;
  - Preliminary Subdivision Checklist; and
  - Preliminary Subdivision Plan prepared by D'Andrea Surveying & Engineering, P.C., dated December 15, 2022, and entitled, "Preliminary Subdivision Map."

Please note that, given the Property's location on the border of the Town of Greenwich, this application must be referred to Greenwich's Town Clerk's office. I have included an extra copy of this application and the required Certificate of Mailing for this purpose. As always, thank you for your time and attention regarding this matter. Please contact me should you have any questions.

Sincerely,



William J. Hennessey, Jr.

Enclosures.

cc: Development Team  
R. Blessing