

MAYOR
Caroline Simmons



DIRECTOR OF OPERATIONS
Matthew Quiñones

LAND USE BUREAU CHIEF
Ralph Blessing

HPAC CHAIR
David W. Woods, AIA

CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION

888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

To: Vineeta Mathur, Land Use Bureau
From: David W. Woods, AIA, NCARB, LEED-AP
Subject: Addendum to Commission Resolution for 16 Remington Street
ZB Application #223-04 - Site & Architectural Plans and Requested Uses, Special Permit, Coastal Site Plan Review and addition to the Cultural Resources Inventory.
Date: June 14, 2023 (Meeting Date: June 6, 2023)

At the HPAC regular public meeting held Tuesday, June 6, 2023, the Commission was given a follow up presentation and design update for the 16 Remington Street project. These notes refer to the presentation that was given on March 7, 2023 and the Resolution that was issued on March 8, 2023. The following is a record of the Commission's review. This matter did not require a vote of the Commission as it is an update of a previous Resolution. It was agreed in the Resolution that design comments or review can be online, via email, to the Commission. This presentation was provided in person. We note for the record one member was not in attendance and has been canvassed for comments to add to this Addendum Letter.

The following is a record of the Commission's discussion, noted here by each section of the original Resolution.

1. The height of the roof of the "new" structure that is behind the reconstructed front building looks too tall to the Commission. The owner did not follow the Commission's suggestion that the roof could be lowered to a midpoint of the third story windows. However, the Commission does recognize the efforts of the owner to lower the roof. It was generally agreed the issue of the height of the new structure should be reviewed as a Zoning issue, with special consideration for neighbor's comments.
2. The Commission noted the owner has agreed to change the windows on the front structure as requested and will be double-hung and white in color. The owner did not change the "new" back structure windows, as was requested in the Resolution. They remain as casement windows and in a black color. There was considerable discussion of this item. The majority agreed the original Resolution statement should remain. The back structure windows should match the front building, with double-hung windows and in a white color. The discussion centered around the importance this building has in a historic district and that the owners have agreed to a "Critical Reconstruction" under Section 7.3 of the Zoning Regulations. The owner has also requested bonuses allowed under Section 7.3. Therefore, the Commission feels they have a heightened responsibility for supporting historic architecture in the historic district and request the owner comply with the original Resolution.

3. The owner has agreed to use James Hardie cementitious siding for both structures, and the color "Polar White."
4. It is understood the building section has been corrected.
5. The owner indicated they have agreed with the detail suggestions itemized in Nos. 5a through k. The Commission appreciates the owners work on the historic details.
6. Under the original Item No. 6 there is a question about the basement windows. The owner now requests one window be made larger for the basement occupied space. The question from the first meeting was about the use of that space and if it is allowed. In this meeting it was reported by the owner that the height and the size of one window is required for both, a sill height requirement and means of egress dimension. The Commission noted they are not aware of these requirements for basement windows. The Commission generally agreed the issue is most likely resolved by the Building Department and the Fire Marshal. If those officials require the window as it is shown, it will be allowed by the Commission. The Commission prefers smaller windows in a pair configuration and with additional sill height off of the driveway for better construction.

HPAC understands the Land Use Boards and the Building Department may have other considerations that are beyond the scope of HPAC recommendations. Those may include bonuses, set-backs, parking and landscape improvements, which are not part of HPAC review.

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

Canvassed: Rebecca Shannonhouse, Barry Hersh and Elena Kalman

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WILLIAM MALLOY, JR.

**CITY OF STAMFORD, CONNECTICUT
HARBOR MANAGEMENT
COMMISSION**

90 Magee Avenue
Stamford, Connecticut 06902

VIA EMAIL

April 29, 2023

Ms. Vineeta Mathur
Associate Planner
Land Use Bureau
Stamford Government Center
888 Washington Blvd.
Stamford, CT 06901

Subject: Application 223-04: Dariusz Lesniewski, for work at 16 Remington Street

Dear Ms. Mathur:

The Stamford Harbor Management Commission (SHMC) has reviewed the above-referenced application for Site and Architectural Plans and/or Requested Uses, Special Permit, Coastal Site Plan Review, and Application for approval for addition to the Stamford Cultural Resources Inventory submitted to the Zoning Board by Dariusz Lesniewski, (the Applicant), 35 Dickinson Road, Darien, CT. On property located at 16 Remington Street, Stamford, CT, the Applicant proposes Critical Reconstruction of a historic house and construction of two new townhouses attached to the rear of the existing structure, along with associated parking.

As the proposed project is located within the coastal boundary and may affect property on, in, or contiguous to the Stamford Harbor Management Area, it is subject to review by the SHMC to determine its consistency with the Stamford Harbor Management Plan (the Plan). The requirements of this review are specified in Sec. 22a-113p of the Connecticut General Statutes, Sec. 6-62 of the Stamford Code of Ordinances, and the Plan. Pursuant to the General Statutes, City Code, and the Plan, a 2/3 vote of all members of the Zoning Board is needed to approve a proposal that has not received a favorable recommendation from the SHMC.

The SHMC considered this application during its meeting on April 18, 2023 with the understanding, based on information provided by the Applicant, that the project's proposed in-ground storm water infrastructure is expected to significantly improve storm water and water quality conditions on the site. Following discussion with the Applicant's representative, the SHMC approved a motion to find the application consistent with the Harbor Management Plan

provided the Engineering Department determines compliance with all City storm water management requirements.

In addition, the SHMC transmits the following general comments concerning storm water management to the Zoning Board and Applicant.

1. The SHMC is concerned about the potential adverse impacts of storm water runoff from impervious areas draining into the Harbor Management Area. The Plan calls for protection and improvement of water quality in the Harbor Management Area and encourages and supports appropriate Best Management Practices to avoid or otherwise mitigate nonpoint source (storm water) pollution.
2. The SHMC encourages and supports runoff reduction and low impact development practices in all coastal area development projects, including new development and significant site improvement projects, pursuant to the City's NPDES permit issued by the State of Connecticut.
3. The SHMC encourages and supports, as a condition of coastal area development project approval, an appropriate storm water management maintenance agreement to ensure continued maintenance by the owner of any engineered storm water management system included in such projects.

Please be advised that the SHMC reserves its right to continue to review the proposed project and provide additional comments at such time as it may be modified or be the subject of another application, additional information is provided, or the proposal is the subject of a public hearing.

If you have any questions or require any additional information, please contact me at (315) 651-0070 or dortelli@stamfordct.gov.

Sincerely,

Dr. Damian Ortelli

Dr. Damian Ortelli
Chairman, Stamford Harbor Management Commission

cc:

Robert Karp, Chairman, SHMC Application Review Committee

Dariusz Lesniewski, Applicant

Karen Michaels, CT DEEP Land and Water Resources Division

Matthew Quinones, City of Stamford Director of Operations

Maria Vazquez-Goncalves, SHMC Administrator

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

March 30, 2023

To: Vineeta Mathur Principal Planner

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

Subject:

**16 Remington Street - Dariusz Lesniewski
ZBA Application No. 223-04**

The Engineering Department has reviewed applications for the construction of additions to a multi-family dwelling as depicted on the following plans and documents:

- Drainage Plans, 1 thru 2, revised 1/26/2023, prepared by Fairfield County Engineering, LLC.
- Drainage Report Prepared For Existing And Proposed Site Conditions, dated 1/3/2023, prepared by Fairfield County Engineering, LLC.
- Improvement Location Map Prepared For Dariusz Lesniewski Stamford, Connecticut, revised 1/12/2023, by Moody & O'Brien, LLC
- Architectural Drawing Set, dated 1/25/23

The engineer of record, Wayne D'Avanzo, 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."

Prior to the issuance of a Building Permit, the following comments shall be addressed by an engineer licensed in the State of Connecticut:

1. Provide grate/rim elevation of junction box.
2. Clarify junction box detail. Will it have a solid top or grate?
3. Provide size of existing sanitary lateral. WPCA approval may be required.
4. Provide DCIA form. Reduce DCIA to existing conditions to the greatest extent possible.

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

CC: Wayne D'Avanzo, PE

Reg. No. 89

From: Seely, Walter
Sent: Thursday, April 6, 2023 8:06:08 PM
To: Mathur, Vineeta
Subject: Application 223-04 16 Remington Street

Good evening Vineeta

I have reviewed application 223-04 for 16 Remington Street
Reconstruction of existing house with two new town houses.
FM has no objections to the application.

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

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

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

Associate Planner
Lindsey Cohen
(203) 977-4388
lcohen@stamfordct.gov

April 14, 2023

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

**RE: ZB APPLICATION #223-04 - DARIUSZ LESNIEWSKI - 16 REMINGTON STREET -
Site & Architectural Plans and/or Requested Uses, Special Permit, Coastal Site Plan
Review and Application for Approval for Addition to the Stamford Cultural Resources
Inventory (CRI)**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, April 11, 2023, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing Critical Reconstruction of a historic house and the construction of two (2) new townhouses attached to the rear along with associated parking pursuant to Section 7.3.

The proposed project would rehabilitate a culturally significant home in the South End, maintaining the historic character of the neighborhood that has seen significant change in the past decade. The application fits within the context of the neighborhood and is aligned with the Master Plan. Specifically, the proposed project supports the following Master Plan policies and strategies:

- Policy 5E: Balance new development with neighborhood preservation in the South End.
- Policy 6A: Maintain residential neighborhood character.
- Policy 6B: Preserve existing and create new affordable housing.
- Strategy 6C.3: Promote development of a variety of housing types.
- Policy 6D: Preserve historic buildings and districts.

Dariusz Lesniewski, Property Owner, made a presentation and answered questions from the Board. The Board specifically had concerns as to why this was being referred to as a historical reconstruction when the entire structure had been torn down and was being rebuilt. Mr. Lesniewski explained the circumstances of why the house was torn down in error due to a misunderstanding of the permitting process when the demolition permit was issued on the removal of the garage only.

After some discussion, the Planning Board unanimously voted to recommended ***approval*** of ***ZB Application #223-04*** and this request is compatible with the neighborhood and consistent with Master Plan Category #4 (Residential - Medium Density Multifamily).

Sincerely,

STAMFORD PLANNING BOARD

A handwritten signature in blue ink, appearing to read "Theresa Dell" with a stylized flourish at the end.

Theresa Dell, Chair

TD/lac

**CITY OF
STAMFORD**



innovating since 1641

MAYOR
CAROLINE SIMMONS

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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

Handwritten signature of Frank W. Petise, PE, in blue ink.

Jianhong Wang, PE, PTOE, RSP1
Traffic Engineer

Handwritten signature of Jianhong Wang, PE, PTOE, RSP1, in blue ink.

DATE: April 25, 2023

RE: Zoning Board Application 223-04

Application #223-04

16 Remington Street
Dariusz Lesniewski

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

- Zoning Board application received March 31, 2023;
- Project Description;
- Improvement Location Map prepared by John P. O'Brien dated February 25, 2021;
- Civil Drawings prepared by Fairfield County Engineering LLC dated January 26, 2023; and,
- Architectural plans for 16 Remington Street dated January 25, 2023.

The proposed application does not appear to have an adverse impact on traffic and parking.

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: April 11, 2023

To: Vineeta Mathur, Associate Planner

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

Subject: Application 223 – 04 – Daruisz Lesniewski, 16 Remington Street, Stamford, CT.,
- Site and Architectural Plans and/or Requested Uses, Special Permit, Coastal Site
Plan Review and Application for approval for addition to the Stamford Cultural
Resources Inventory (CRI)

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

Sanitary Lateral

1. On the Sheet 1 Drainage Plan revised 1/26/23 prepared by Fairfield County Engineering L.L.C., it appears the existing sanitary sewer lateral is proposed to be reused for the property. Please confirm.
 - a. If the sanitary sewer lateral is proposed to be reused, please add the following note to the Sheet 1 Drainage Plan: The existing sewer lateral line is to be CCTV'd to ensure there are no obstructions and the lateral is in good operational condition. A copy of the CCTV video will be provided to SWPCA for review and approval.
 - b. Cleanouts must be provided for the sanitary sewer lateral, please incorporate into the Sheet 1 Drainage Plan.

Connection Charge

2. A connection charge may be assessed by the SWPCA in accordance with Section 200-41 of the City Ordinance. Please be aware that the connection charge based on the new development and prior use of the site can be substantial. The connection charge is levied after a Certificate of Occupancy is issued. Questions regarding connection charge fees should be directed to the WPCA's Supervising Engineer, Ann Brown, via email ABrown2@stamfordct.gov or phone 203-977-5896.

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

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



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

TO: Vineeta Mathur, Associate Planner
Land Use Bureau, Stamford

FROM: Jaclyn Chapman, Environmental Analyst

SUBJECT: 16 Remington Street, Dariusz Lesniewski
ZB Application No. 223-04
Reconstruction of existing dwelling and construction of two new townhomes

DATE: March 30, 2023

Dariusz Lesniewski seeks approval of Site & Architectural Plans and/or Requested Uses, a Special Permit, Coastal Site Plan Review, and Application for approval as an addition to the Stamford cultural Resources Inventory to reconstruct the existing dwelling and construct two additional townhouses. In 2021, the Zoning Board approved Application #012-21 to allow a one and a half story addition to an existing two story dwelling that is non-conforming as to side and front yard setbacks and to allow an expansion of a non-conforming two-story dwelling and allow a one and one half story addition. The applicant is now proposing to reconstruct the existing historic dwelling and construction of two additional townhouses with each having a garage. Parking for the existing dwelling would be at grade in the rear of the lot. The property is approximately 5,244 square feet and is located along the north side of Remington Street, approximately 190 feet southeast of the intersection with Pacific Street. 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>
16 Remington Street	266TO267	001-8087	N-002	133	96	R-MF	±0.120 Acres

The site currently supports an existing multi-family dwelling with a detached garage in the rear. The site is located in the South End neighborhood and is listed on the South End Historic District as a contributing building. The property is surrounded by dense, primarily residential development, as well as the Waterside School.

Environmental Protection Board Staff has reviewed the plans submitted for the above-referenced property. The subject property does not contain and is not within one-hundred (100) feet of any coastal waters, tidal wetlands, coastal bluffs, escarpments, beaches, or dunes as defined in Section 22a-93 (7) CGS and is not located within a designated flood hazard area (Zone X, FIRM 09001C0516G, 7/8/13). The proposal is not exempt from CAM because the proposed improvements increases gross floor area by more than 25%.

Based on this review, EPB staff has no objections to the proposed development with recommended conditions to minimize potential impacts from the proposed development provided below:

- 1) Prior to endorsement for the issuance of a Building Permit, final approval by the Engineering Bureau.
- 2) Final civil, architectural, and other related plans shall be subject to the review and approval of EPB Staff prior to the start of any site activity and issuance of a building permit.

- 3) All sediment and erosion control and construction controls shall be installed and approved in writing by EPB staff prior to the start of any site activity.
- 4) Pavement areas shall be swept on a regular basis to limit offsite impacts.
- 5) Upon the completion of all construction activities and prior to the receipt of EPB authorization for a final certificate of occupancy/completion, all disturbed earth surfaces shall be stabilized with topsoil, seed, and mulch, sod, or other suitable alternatives. The stabilization requirement applies not only to lawn and landscape space, but to all gutter outfalls, driplines, walkways, drives, land areas under exterior stairs and decks, etc.
- 6) 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.
- 7) Prior to the receipt of EPB authorization for a certificate of occupancy/completion, submission of a final improvement location survey (ILS) by a Connecticut Land Surveyor (signed/sealed) to confirm the full and proper completion of the proposed activities, particularly the location of structures/features, site removals, and final site imperviousness totals.
- 8) Submission of a standard, City of Stamford drainage maintenance agreement to ensure the full and proper function of all drainage facilities installed on the parcel prior to the receipt of a final certificate of occupancy and return of surety.

Thank you for the opportunity to provide these comments.

Land and Water Resources Division



COASTAL SITE PLAN REVIEW COMMENTS CHECKLIST

This checklist is used by the Land and Water Resources Division (LWRD) to assess the consistency of the proposed activities with the relevant policies and standards of the Connecticut Coastal Management Act [(CCMA), Connecticut General Statutes (CGS) sections 22a-90 through 22a-112, inclusive].

ORIGINAL TO:

Vineeta Mathur, Principal Planner
Stamford Land Use Bureau

COASTAL SITE PLAN REVIEW TRIGGER:

- Zoning Compliance
- Subdivision
- Special Exception or Permit
- Variance
- Municipal Improvement

Date sent/delivered 4/5/23 by (indicate all that apply): hand fax e-mail U.S. mail

APPLICANT NAME: Dariusz Lesniewski
MAILING ADDRESS: 35 Dickinson Road, Darien, CT 06820
PROJECT ADDRESS: 16 Remington Street, Stamford CT

PROJECT DESCRIPTION:

Applicant is proposing to perform critical reconstruction of a historic house and construct 2 new townhouses connected to said existing structure. Location of existing house and property is within A Zone X with a notation on the FEMA FIRM that said area is protected by a levee.

LWRD reviewer
KAM

Date plans were received by LWRD:
3/28/23;

Date Comments are Due: 5/3/23

Date LWRD review
completed: 4/5/23

Most recent revision date on plans:
1/12/23

Plan title: Improvement Location Map

COASTAL RESOURCES AND RESOURCE POLICIES:				
	ON-SITE	ADJACENT TO SITE	POTENTIALLY INCONSISTENT	NOT APPLICABLE
General Coastal Resources*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beaches and Dunes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bluffs and Escarpments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Coastal Hazard Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Coastal Waters and/or Estuarine Embayments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developed Shorefront	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Freshwater Wetlands and Watercourses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intertidal Flats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Islands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rocky Shorefront	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shellfish Concentration Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shorelands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tidal Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* General Coastal Resources and General Development policies are applicable to all proposed activities.

** Policies that are not applicable are not checked in this chart.

ADVERSE IMPACTS ON COASTAL RESOURCES:			
	Appears Acceptable	Potentially Unacceptable	Not Applicable
Degrades tidal wetland, beaches and dunes, rocky shorefronts, or bluffs and escarpments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades existing circulation patterns of coastal waters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Increases coastal flooding hazard by altering shoreline or bathymetry	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades natural or existing drainage patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades natural shoreline erosion and accretion patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades or destroys wildlife, finfish, or shellfish habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades water quality	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades visual quality	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

COASTAL USE POLICIES:**		
	Applies	Potentially Inconsistent
General Development*	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Boating	<input type="checkbox"/>	<input type="checkbox"/>
Coastal Recreation and Access	<input type="checkbox"/>	<input type="checkbox"/>
Coastal Structures and Filling	<input type="checkbox"/>	<input type="checkbox"/>
Cultural Resources	<input type="checkbox"/>	<input type="checkbox"/>
Fisheries	<input type="checkbox"/>	<input type="checkbox"/>
Fuels, Chemicals, or Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>
Ports and Harbors	<input type="checkbox"/>	<input type="checkbox"/>
Sewer and Water Lines	<input type="checkbox"/>	<input type="checkbox"/>
Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>
Transportation	<input type="checkbox"/>	<input type="checkbox"/>
Water-dependent Uses	<input type="checkbox"/>	<input type="checkbox"/>

ADVERSE IMPACTS ON FUTURE WATER-DEPENDENT DEVELOPMENT ACTIVITIES AND OPPORTUNITIES:			
	Appears Acceptable	Potentially Unacceptable	Not Applicable
Replaces an existing water-dependent use with a non-water-dependent use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Reduces existing public access	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Locates a non-water-dependent use at a site that is physically suited for a water-dependent use for which there is a reasonable demand	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Locates a non-water-dependent use at a site that has been identified for a water-dependent use in the plan of development or zoning regulations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES OF CONCERN (SEE SUMMARY AND RECOMMENDATIONS BOX FOR ADDITIONAL DETAIL):	
<input checked="" type="checkbox"/>	No Concerns Noted
<input type="checkbox"/>	Insufficient information
<input type="checkbox"/>	Potential increased risk to life and property in coastal hazard area
<input type="checkbox"/>	Adverse impacts on future water-dependent development opportunities
<input type="checkbox"/>	Proximity of disturbance to sensitive resources/need for additional vegetated setback
<input type="checkbox"/>	Potential to cause erosion/sedimentation; need for adequate sedimentation and erosion control measures
<input type="checkbox"/>	Water quality and/or stormwater impact
<input type="checkbox"/>	Other coastal resource impacts:
<input type="checkbox"/>	Other:

Analysis and Recommendations Section:

Analysis:

Applicant is proposing to perform critical reconstruction of a historic house and construct 2 new townhouses connected to said existing structure. Location of existing house and property is within A Zone X with a notation on the FEMA FIRM that said area is protected by a levee.

Recommendations:

1. There are no concerns or comments noted at this time for the project.

FINDING: (Please see summary and recommendations section on page 4 for discussion)

CONSISTENT WITH ALL APPLICABLE COASTAL POLICIES, COMMENTS INCLUDED

CONSISTENT WITH MODIFICATIONS OR CONDITIONS

ADDITIONAL INFORMATION NEEDED PRIOR TO COMPLETE CSPR EVALUATION

SUPPORTING DOCUMENTATION ATTACHED TO THIS CHECKLIST:

Copies of photographs of the site dated:

Copies of aerial photographs dated:

GIS maps depicting:

Coastal resources maps dated:

Coastal Management Fact Sheet(s):

Other: FEMA Firmette attached

Please be advised that, separate from the municipal review, the following DEEP permits may be required:

Structures, Dredging, and Fill in Tidal Coastal or Navigable Waters

Tidal Wetlands

Stormwater General Permit:

Other:

Please direct questions or comments regarding this checklist to:

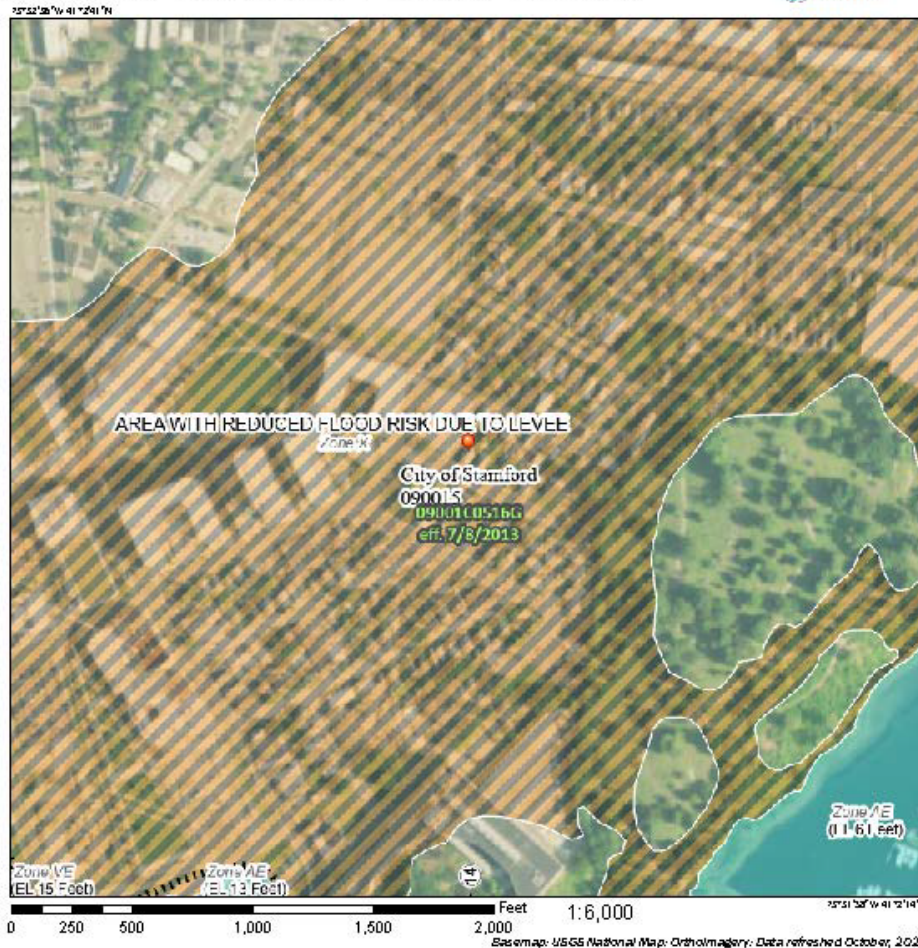
Karen Michaels, EA III
 Planning Section,
 Land and Water Resources Division
 CT DEEP
 Karen.Michaels@ct.gov

copy/ies provided to

LWRD Reviewer Initials: KAM
 Date: 4/5/23

This checklist is intended to replace a comment letter only in those instances where LWRD comments can be readily conveyed without the background discussion that would be provided in a letter.
 This checklist is not used for projects that LWRD recommends should be denied.

National Flood Hazard Layer FIRMette



Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	<ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, X, AE With BFE Elevation Zone A, X, AE, AE, AE, AE Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	<ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depths less than one foot or with average areas of less than one square mile Zone C Future Conditions 1% Annual Chance Flood Hazard Zone C Area with Reduced Flood Risk due to Levee, See Maps, Zone C Area with Flood Risk due to Levee Zone D
OTHER AREAS	<ul style="list-style-type: none"> Area of Minimal Road Hazard Zone E Effective IOMAs Area of Unincorporated Road Hazard Zone D
GENERAL STRUCTURES	<ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dam, or Retention Wall
OTHER FEATURES	<ul style="list-style-type: none"> 26.2 Cross Sections with 1% Annual Chance 17.5 Water Surface Elevation 3 Coastal Transition Base Flood Elevation Line (BFE) Line of Survey Jurisdiction Boundary Coastal Transition, Boundary Profile Boundary Hydrographic Feature
MAP PANELS	<ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped <p>The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.</p>

This map complies with FEMA's standards for the use of digital flood maps if it is the only one available. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was updated on 3/30/2025 at 12:40 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is valid if the area or areas of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map control icons, authority identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unincorporated areas cannot be used for regulatory purposes.

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CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION

888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

To: Vineeta Mathur, Land Use Bureau
From: David W. Woods, AIA, NCARB, LEED-AP
Subject: Commission Resolution for 16 Remington Street - Critical Reconstruction
Date: March 8, 2023

At the HPAC Regular Meeting held Tuesday, March 7, 2023, the Commission was presented with the design for the critical reconstruction of the residential structure at 16 Remington Street. This includes an addition of a residential structure behind the reconstruction (historic) house. It is understood the front residential structure was demolished before it was approved or submitted for consideration under Section 7.3 (Historic Preservation) of the Zoning Regulations. The property also sits within the designated historic district in the South End.

The following is a record of the Commission's discussion. The Commission, by unanimous vote, supports the design concept plans presented, with the understanding these important comments will be incorporated in the design

1. It was agreed by the Commission that the rear (new) structure is too tall and overshadows the front historic reconstruction building. The Commission recommends the roof line be lowered. They recommended the roof eave line be dropped to the midpoint of the windows of the 4th floor. It was also recommended the architect design dormers that are similar to the ones on the front historic building. It was the intent of the Commission to allow the owners to keep useable square footage on the 4th floor, as long as it complies with Zoning Regulations.
2. The Commission would like to see the windows on the front historic building be double hung and to match the sizes that were on the original structure. The rear "new" structure should be consistent with that, using double hung windows. Window color should all match the siding or trims (white). It was noted that black color windows are not allowed.
3. It is understood that Hardie clapboard siding will be provided in a white color and was supported by the Commission.
4. It was noted that the building construction section shows a roof profile that is different than what is proposed in the elevations. The section is to be corrected. It was also understood the attic space will not be usable area.

5. There were a number of detail suggestions for the historic structure noted here.
 - a. Do not use black windows. (White is required to match the trim.)
 - b. Use brick under the front porch columns to match the original.
 - c. Front porch columns are to have the same scale / profile as the original.
 - d. Owner can design a base for the front columns to reduce the height & profile.
 - e. Provide railings using 1" or 1¼" pickets.
 - f. Gable end rake facia and rafter eave facias are to be 8" minimum.
 - g. The frieze board at the building face (under eaves) should remain at 6".
 - h. The trims around windows and doors are to be 4" minimum
 - i. Remove windows at basement. (Verify basement level should not have occupied bedrooms.)
 - j. Remove the 5th story (attic) window on the front end gable.
 - k. Remove all recessed light fixtures at the roof eaves or overhangs.
6. There was discussion about potential Zoning conflicts that are noted here. It is beyond the scope of HPAC review to verify if these are allowed.
 - a. Use of the basement in the historic structure.
 - b. Placement of windows on the side elevation of the 5 ft. set back.
 - c. Raising the height of the first floor elevation in the historic structure.
 - d. Parking requirements on site.
 - e. Height of roof from grade and Zoning compliance.
 - f. Landscaping requirements.

The Commission requests the development team return progress plans and details to the Commission for review. It is understood the plans can be submitted to the Land Use Bureau for distribution and additional Commission review can be done on-line, with a vote of the members. If the owner wishes to take exception to the notes provided here, they have the option to return to the Commission for a public presentation and vote.

In granting support for the project design, the Commission understands the owners will submit the reconstruction to the City's Cultural Resources Inventory.

HPAC understands the Land Use Boards and the Building Department may have other considerations that are beyond the scope of HPAC recommendations. Those may include bonuses, set-backs, parking and landscape improvements that are not a part of HPAC review.

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