

MAYOR  
Caroline Simmons



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

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RECEIVED

MAR 30 2023

ZONING BOARD

March 30, 2023

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

**RE: ZB APPLICATION #223-13 - RAYMOND MAZZEO, 22 1st CORP. c/o  
REDNISS & MEAD - Text Change**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, March 28, 2023, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to amend Section 10.K (Expansion of Non-Conforming Buildings in C-B and C-WD Districts) by adding a new subsection permitting hotel additions in the C-B Zone, subject to certain conditions.

Raymond Mazzeo, Redniss & Mead, made a presentation and answered questions from the Board.

After a brief discussion, the Planning Board unanimously voted to recommended **approval** of **ZB Application #223-13** and this request is compatible with the neighborhood and consistent with the 2015 Master Plan.

Sincerely,

**STAMFORD PLANNING BOARD**

Theresa Dell, Chair

TD/lac

# CITY OF STAMFORD

MAYOR  
*CAROLINE SIMMONS*

DIRECTOR OF OPERATIONS  
*MATT QUINONES*  
Email: MQuinones@StamfordCT.gov



CITY ENGINEER  
*LOUIS CASOLO, JR., P.E.*  
Email: LCasolo@StamfordCT.gov

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## INTEROFFICE MEMORANDUM

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April 10, 2023

To: Vineeta Mathur Principal Planner

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

**Subject:**

**2701 Summer Street - Armon Hotel (Stamford Hospitality LP)  
Zoning Application No. 223-13, 223-14**

The Engineering Bureau received documents for a Zoning Text Change proposing to Amend Section 10.K by adding a new subsection permitting hotel additions in the C-B Zone, subject to certain conditions. The Engineering Bureau also received a Zoning application for the construction of a new prayer room with a green roof along with an enhanced landscape buffer to create screening for neighboring properties, on a commercial property. The Special Permit application includes a request pursuant to Section 12.D.1 to permit up to 10% of the required spaces to be provided on an as-needed basis.

The following documents were reviewed:

- "Property & Partial Topographic Survey Depicting 2701 Summer Street Prepared for Armon Hotel" by Redniss & Mead dated 2/17/23
- SE-1 through SE-4 "Depicting 2701 Summer Street Prepared for Armon Hotel" by Redniss & Mead dated 2/3/23
- "Stormwater Management Standards - Exemption Request Form" 2701 Summer Street by Bret Holzwarth, P.E. of Redniss & Mead dated 2/3/23
- Existing and Proposed Coverage Exhibits 2701 Summer Street by Redniss & Mead dated 2/3/23
- "SPL-3.1 Planting and Green Roof Details, Armon Hotel 2701 Summer Street" by Eric Rains Landscape Architecture, LLC dated 12/9/22

The Engineering Bureau offers no objection to the proposed Text Change amendment or to the request for 10% of the required spaces to be provided on an as-needed basis. Regarding the Zoning application for the construction of a new prayer room with a green roof and enhanced landscape buffer on a commercial property, the Engineering Bureau has determined that prior to building permit issuance, the following shall be addressed by a CT professional engineer:

- 1) Clarify if credit was taken for the green roof in the proposed impervious surfaces total for the House/Buildings

row on the Exemption Form and clarify if the intention is to mitigate the stormwater runoff from the addition with the green roof.

- 2) Confirm if the roof drains will be connected to the green roof.
- 3) Provide impervious area values in a legend on the Existing and Proposed Coverage Exhibits to confirm compliance with the Drainage Manual.
- 4) A Structural Engineer shall confirm that the building will be able to support the weight of the green roof.
- 5) The Engineer of Record shall provide a drainage statement indicating that there will not be any drainage impacts to downstream or surrounding properties or City-owned drainage facilities.
- 6) The retaining wall shall be designed by a CT professional engineer and inspected and certified prior to CO issuance.
- 7) In addition to obtaining permission from the neighboring property, any grading on the adjacent property may require an easement to be filed in Stamford Land Records.
- 8) Relocate the potential stockpile so that it is not on top of a drainage pipe.
- 9) The Engineering Bureau reserves the right to make additional comments.

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

CC: Bret Holzwarth

Reg. No. 101



City of Stamford  
ENVIRONMENTAL PROTECTION BOARD  
INTEROFFICE CORRESPONDENCE

March 2, 2023

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

From: Robert Clausi, Executive Director *RC*

Subject: ZB Applications 223-13 and 223-14  
2701 Summer Street – Stamford Hospitality LP

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REFERENCES

- Plans entitled “2701 Summer Street, Stamford CT – Prepared for Armon Hotel” prepared by Redniss & Mead, Inc. – Site Overview – Site Grading and Drainage Plan – Sediment & Erosion Control Plan – Notes & Details – certified by Bret D. Holzwarth, CT PE #27812 – dated February 3, 2023.
- Plans entitled “Property & Partial Topographic Survey Depicting 2701 Summer Street, Stamford, Connecticut – Prepared for Armon Hotel” prepared by Redniss & Mead, Inc. – certified by Lawrence W. Posson, Jr., CT LS #18130 – dated February 17, 2023.
- Plans entitled “Stamford Crowne Plaza – 2701 Summer St., Stamford, CT – Proposed Prayer Room Addition” prepared by KA Davignon Architect – Partial Site and Proposed Addition Plan (10/12/22) – Existing Full Ground Floor Lobby Plan – Exterior Elevations – Building and Wall Sections – certified by Keven Davignon, CT LA #11538 – dated February 3, 2023.
- Plans entitled “Armon Hotel – 2701 Summer Street, Stamford CT” prepared by Eric Rains Landscape Architecture, LLC – Area Enlargement Plan – Planting and Green Roof Details – certified by C. Eric Rains, CT LLA – dated September 12, 2022.
- Stormwater Management Standards – Exemption Request Form prepared by Redniss & Mead, Inc., certified by Bret Holzwarth, P.E., dated February 3, 2023.

PROPOSAL

Amend Section 10.K of the Zoning Regulations and construct an addition to an existing hotel at 2701 Summer Street.

SITE CHARACTERISTICS

The 7.8-acre subject property is almost completely developed with buildings, driveways, parking lots, and sidewalks. This site is not in the coastal management zone or a special flood hazard

area (Zone X, FIRM 0508F), and it contains no inland wetlands, watercourses, or conservation easement areas.

### DISCUSSION

The suggested text change seems to have been tailored for the current use and proposed improvement of this particular site. EPB has no concern with or objection to the text change, since it requires additional at-grade or rooftop landscaping on a 1:1 basis for every square foot of floor area added to a hotel in the C-B Zone.

The proposed addition will replace part of the existing parking lot that is located at the northeast corner of the hotel. A separate building permit will be required for the retaining wall that is to be installed at the base of the hill to the north and east of the addition. Environmental issues of concern associated with this project relate to site controls during construction, site drainage, and landscaping.

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

- A sedimentation and erosion control plan has been provided which includes an anti-tracking pad at the construction entrance, a stockpile location, protection for catch basins located within the construction envelope, and tree protection.
- According to calculations by the applicant's engineer, the project will yield a net reduction in site impervious coverage of 2,000 square feet. The addition has also been designed with a 7,431 square foot green roof that will further improve stormwater quality while providing other environmental benefits. The applicant's engineer concludes this project will not adversely impact adjacent or downstream properties, or City-owned drainage facilities. Engineering Bureau approval of the applicant's stormwater exemption request must be obtained before site works begins.
- The applicant's plan for landscaping around the addition includes screening conifers and 187 shrubs. Other conifers will be planted off-site to the north to screen the addition from the neighboring condominium complex.

### RECOMMENDATIONS

In light of the above, the EPB has no objection to these matters moving forward through the Zoning Board's review process, with the construction of the hotel addition subject to the following conditions:

- 1) Work shall conform to the following plans:
  - Plans entitled "2701 Summer Street, Stamford CT – Prepared for Armon Hotel" prepared by Redniss & Mead, Inc. – Site Overview – Site Grading and Drainage Plan – Sediment & Erosion Control Plan – Notes & Details – certified by Bret D. Holzwarth, CT PE #27812 – dated February 3, 2023.
  - Plans entitled "Property & Partial Topographic Survey Depicting 2701 Summer Street, Stamford, Connecticut – Prepared for Armon Hotel" prepared by Redniss & Mead, Inc. – certified by Lawrence W. Posson, Jr., CT LS #18130 – dated February 17, 2023.

- Plans entitled “Stamford Crowne Plaza – 2701 Summer St., Stamford, CT – Proposed Prayer Room Addition” prepared by KA Davignon Architect – Partial Site and Proposed Addition Plan (10/12/22) – Existing Full Ground Floor Lobby Plan – Exterior Elevations – Building and Wall Sections – certified by Keven Davignon, CT LA #11538 – dated February 3, 2023.
  - Plans entitled “Armon Hotel – 2701 Summer Street, Stamford CT” prepared by Eric Rains Landscape Architecture, LLC – Area Enlargement Plan – Planting and Green Roof Details – certified by C. Eric Rains, CT LLA – dated September 12, 2022.
- 2) Engineering Bureau approval of the stormwater exemption request shall be obtained prior to issuance of a building permit and the start of any site activity.
  - 3) Submission of a performance bond or certified check or other acceptable form of surety to secure the timely and proper performance of erosion & sedimentation controls, landscaping, professional supervision and certifications, plus a 15% contingency. A detailed estimate of these costs shall be supplied to EPB staff for approval prior to the submission of the performance surety. The performance surety shall be submitted to EPB Staff prior to the start of any site activity and issuance of a building permit.
  - 4) Property boundaries shall be staked in the field by a Connecticut licensed surveyor prior to the start of any site activity.
  - 5) All sediment and erosion controls shall be installed and approved in writing by EPB staff prior to the start of any site activity.
  - 6) 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 also to all gutter outfalls, driplines, walkways, drives, land areas under exterior stairs and decks, etc.
  - 7) All landscaping shall be implemented under the supervision of a qualified landscape professional with written certification submitted to EPB staff prior to endorsement of a certificate of occupancy and return of surety.
  - 8) Submission of a standard City of Stamford landscape maintenance agreement prior to endorsement of a certificate of occupancy and return of surety.
  - 9) All drainage, grading, final stabilization measures, and other engineering elements shall be completed under the supervision of a Connecticut registered professional engineer/surveyor with an improvement location survey (surveyor) and written certifications (engineer) submitted to EPB staff prior to endorsement of a certificate of occupancy and release of surety.
  - 10) Submission of a standard City of Stamford drainage maintenance agreement to ensure the full and property function of all drainage structures prior to EPB endorsement of a certificate of occupancy and release of surety.

Thank you for the opportunity to provide these comments.

Hi Bud,

Thank you for your review.

Best,  
Vineeta

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**From:** Seely, Walter  
**Sent:** Thursday, March 9, 2023 7:24 PM  
**To:** Mathur, Vineeta  
**Cc:** Armstrong, Chad; Repp, Christopher  
**Subject:** Applications 223-13 & 223-14 Addition of a prayer room

Hi Vineeta

I have reviewed the plans for applications 223-13 & 223-14 Addition of a prayer room. No issues were found at the time of the review. FM has no objections.

Have a good evening

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

MAYOR  
**CAROLINE SIMMONS**

DIRECTOR OF OPERATIONS  
**MATT QUIÑONES**  
Email: [mquinones@stamfordct.gov](mailto:mquinones@stamfordct.gov)



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

**OFFICE OF OPERATIONS**  
**TRANSPORTATION, TRAFFIC & PARKING**  
Tel: (203) 977-5466/Fax: (203) 977-4004  
Government Center, 888 Washington Blvd., 7<sup>TH</sup> Floor, Stamford, CT 06901

## **INTEROFFICE MEMORANDIUM**

**TO:** Zoning Board Office

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

**DATE:** March 30, 2023

**RE:** Zoning Board Application 223-13/14

**Luke Buttenwieser**  
Transportation Bureau Staff

Application #223-13/14

2701 Summer Street  
Armon Hotel

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

- Zoning Board application received March 6, 2023;
- Project narrative;
- Parking Management Plan prepared by Redniss and Mead dated February 23, 2023;
- Proposed Section 10-K text change;
- Site Civil Plans prepared by Redniss and Mead dated February 3, 2023; and,
- Property and Partial Topographic Survey prepared by Redniss and Mead dated February 17, 2023.

The Department has reviewed the proposed parking management plan and the 2019 parking count data. The department offers no objection to the 4.2% reduction of on-site parking as the site appears to have adequate on-site parking capacity. Should the parking demand exceed capacity, the restriping of stalls to 8.5' and implementation of valet parking would be appropriate, especially for a hotel use.



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: March 16, 2023

To: Vineeta Mathur, Associate Planner

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

**Subject: Application 223-13- Raymond Mazzeo, (22 1<sup>st</sup> Corp), c/o Redniss & Mead, 22 First Street, Stamford, CT – Text Change  
Application 223-14-Armon Hotel (Stamford Hospitality LP), 2701 Summer Street, Stamford, CT – Site & Architectural Plans and/or Requested Uses and a Special Permit**

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

Application 223-13 – Text Change

The Stamford WPCA has reviewed the referenced application for Text Change and determined that the proposal has no impact on any authority of this department. The WPCA has no objection to the application continuing with the approval process.

Application 223-14 – Site & Architectural Plans and/or Requested Uses and a Special Permit

The Stamford WPCA has reviewed the referenced application for a Site & Architectural Plans and/or Requested Uses and a Special Permit and determined that the applicant does not propose any new or additional connection to the existing sanitary sewer. There is no sanitary sewer lateral connection proposed for this project.

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

MAYOR  
Caroline Simmons



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RECEIVED

March 30, 2023

MAR 30 2023

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

ZONING BOARD

**RE: ZB APPLICATION #223-14 - ARMON HOTEL (STAMFORD HOSPITALITY, LP) -  
2701 SUMMER STREET - Site & Architectural Plans and/or Requested Uses and  
Special Permit**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, March 28, 2023, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing the construction of a new prayer room with a green roof in the northeast corner of the site along with an enhanced landscape buffer to create screening for neighbors. The Special Permit application includes a request pursuant to Section 10.K to permit the building additions and a request pursuant to Section 12.D.1.d to permit up to 10% of the required spaces to be provided on an as-needed basis.

The project is aligned with the intentions of the category to provide for and protect business-oriented development along major arterial routes and to be mindful of community design considerations with regard to the residential neighbors. The project is well-suited for the neighborhood and supports the Master Plan regulatory control recommendation 9.1.A.8: Explore creating zoning incentives to encourage use of green and cool roofs.

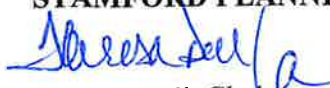
Raymond Mazzeo, Redniss & Mead, made a presentation and answered questions from the Board.

The Board felt the design of the new addition should conform with the existing building and the applicant should also follow through with the landscaping discussed to provide screening for the neighboring condominium buildings.

After a brief discussion, the Planning Board unanimously voted to recommended *approval* of *ZB Application #223-14* and this request is compatible with the neighborhood and consistent with the 2015 Master Plan.

Sincerely,

STAMFORD PLANNING BOARD

  
Theresa Dell, Chair

TD/lac