

# CITY OF STAMFORD

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CITY ENGINEER  
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## INTEROFFICE MEMORANDUM

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March 28, 2023

To: Vineeta Mathur Principal Planner

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

**Subject:**

**- Text Changes  
Zoning Application No. 223-16**

The Engineering Department of the City of Stamford has reviewed the above-mentioned application for text changes to move Section 17 and Section 18 concerning Zoning Permits and Certifications of Zoning Compliance to Section 19.1 which contains all the approval types and require Zoning Permit for activities that are currently not or insufficiently regulated, and has determined the following:

The Engineering Department agrees that modifications to the Zoning Regulations are warranted to clarify regulations for paving projects, such as drives, walkways, parking areas, patios or other impervious surfaces.

In accordance with the City of Stamford's MS4 Permit, we encourage minimizing impervious surfaces and increasing pervious surfaces. As such, we keep track of any increase in impervious coverage.

It is the current City of Stamford Engineering Department policy that an Exemption from the Stormwater Management Standards may be permitted for up to 400 square feet of new impervious surfaces. This exemption can be granted at the discretion of the Engineering Bureau and only until the cumulative addition of impervious surfaces on a site reaches 400 square feet over the previous ten (10) years, regardless of ownership. Residential teardowns, rebuilds and redevelopments are not allowed to exercise this exemption.

Engineering Department would not be able to track impervious coverage should 200 square feet or less of impervious coverage be exempt from Zoning Permits. Therefore, modifications to Section 19.I.1.a. are warranted.

The "as-built" survey shall be prepared by a Connecticut licensed land surveyor. Section 19.I.3 a. (3) b. & c. refers to a licensed engineer. This reference should be eliminated.

Thank you for the opportunity to review these applications and if you have any questions, please call me at (203)977-6165.

Reg. No. 87



Memo To: Vineeta Mathur, Principal Planner  
Zoning Board, Stamford

From: Pamela B. Fausty, Environmental Analyst  
Environmental Protection Board

Subject: Application 223-16  
City of Stamford, Zoning Board  
Text Change – Relocate to and enhance Section 19.1

Date: April 5, 2023

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Environmental Protection Board Staff has reviewed the proposed Text Change under application ZB 223-16, to amend pertinent sections of Zoning Regulations and offers the following comments:

- Although implied, Zoning Permit/approval for any construction activities to be included in Section 19.1, would be predicated on EPB\* and other required departmental approval of plans identical to those under Zoning review. Perhaps a mention of coordination and consistency with other departments is warranted.
- Under 19.1.1.a., you may consider adding a look back period for cumulative expansion. This is done under Stamford's Drainage Manual regarding increases in imperviousness, which I believe is 10 years.
- Under 19.1.2.b. (2), add "sediment and erosion controls" to Plot Plan requirements.

\*EPB review includes evaluation of the proposed activities for potential impacts on wetlands, Upland Review Areas (wetland/watercourse setbacks), flood hazard areas, and Conservation Easements to insure compliance with Inland Wetland, flood prone area, and coastal area management regulations, sediment and erosion control requirements and water quality protection.

Thank you for the opportunity to comment.

To: Vineeta Mathur, Principal Planner

From: Kristin Floberg, Senior Planner

Re: CT Statutory Referral to WestCOG from Stamford - Attached Zoning Amendment

Date: March 30, 2023

Thank you for submitting the attached referral to WestCOG.

The opinion of WestCOG staff is that the proposal is of local interest and with minimal intermunicipal impact. Therefore, it is not being forwarded to adjacent municipalities and the regional staff is making no comment.

**From:** Briscoe, Tracy <[TBriscoe@StamfordCT.gov](mailto:TBriscoe@StamfordCT.gov)>

**Sent:** Monday, March 27, 2023 10:21 AM

**To:** Kristin Floberg <[kfloberg@westcog.org](mailto:kfloberg@westcog.org)>

**Subject:** City of Stamford - Zoning Board - Application 223-16

Hi Kristin,

Please see attached a new application (223-16) for your review and comments.

Thanks Tracy

MAYOR  
**Caroline Simmons**



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

DIRECTOR OF OPERATIONS  
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Land Use Bureau Chief  
**Ralph Blessing**

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Associate Planner  
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April 26, 2023

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

**RE: ZB APPLICATION #223-16 - CITY OF STAMFORD ZONING BOARD - Text Change**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, April 25, 2023, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

The purpose of this Text Change is to move Section 17 and Section 18 concerning Zoning Permits and Certificates of Zoning Compliance to Section 19.I which contains all approval types and to require a Zoning Permit for activities that are currently not or insufficiently regulated.

After a brief discussion, the Planning Board unanimously voted to recommended **approval** of **ZB Application #223-16** and this request is compatible with the neighborhood and consistent with the 2015 Master Plan.

Sincerely,

**STAMFORD PLANNING BOARD**

Theresa Dell, Chair

TD/lac

MAYOR  
CAROLINE SIMMONS



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

90 Magee Avenue  
Stamford, Connecticut 06902

April 29, 2023

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

**Subject: Application 223-16: City of Stamford – Zoning Text Changes**

Dear Ms. Mathur:

The Stamford Harbor Management Commission (SHMC) has reviewed the above-referenced proposal by the City of Stamford Zoning Board (the Applicant), 888 Washington Boulevard, Stamford, Connecticut, for Zoning Text changes to require Zoning Permits for certain activities that currently are not or insufficiently regulated.

As the proposal may affect property located within the coastal boundary and therefore may affect property on, in, or contiguous to the Harbor Management Area, it is subject to review by the SHMC to determine its consistency with the Stamford Harbor Management Plan (Harbor Management 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 Harbor Management 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 discussed this matter during its meeting on April 18, 2023 and approved a motion to express support for the proposal with the understanding that certain activities that may affect the Harbor Management Area, including paving projects requiring compliance with stormwater management requirements, would be subject to zoning approval as well.

Please be advised that the SHMC reserves its right to review the proposal and provide additional comments at such time as it may be modified or be the subject of other applications, 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](mailto:dortelli@stamfordct.gov).

Sincerely,

*Dr. Damian Ortelli*

Dr. Damian Ortelli  
Chairman, Stamford Harbor Management Commission

cc:

Robert Karp, Chairman, SHMC Application Review Committee  
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**



*innovating since 1641*

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**INTEROFFICE MEMORANDIUM**

**TO:** Zoning Board Office

**FROM:** Frank W. Petise, PE  
Transportation Bureau Chief

**Jianhong Wang, PE, PTOE, RSP1**  
Traffic Engineer

**DATE:** April 26, 2023

**RE:** Zoning Board Applications 223-16, 223-17, 223-18 Text Changes

Applications #223-16, 223-17, 223-18

888 Washington Blvd  
City of Stamford

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

- Zoning Board applications received March 27<sup>th</sup>,
- Proposed text changes

The proposed text changes associated with application 223-16, 223-17, and 223-18 do not appear to have adverse effect on traffic or parking.