

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

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

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

May 10, 2023

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

**RE: ZB APPLICATION #223-20 - STAVROS AIVALIS -
589 BEDFORD STREET - Map Change**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, May 9, 2023, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to rezone 589 Bedford Street from the present R-H zoning district to the proposed MX-D zoning district. This property is surrounded to the south, east and west by MX-D zoning. Applying the MX-D zoning district to allow for the redevelopment of a vacant lot downtown is directly aligned with the Master Plan Strategy 5A.6. The vacant lot would be redeveloped with a mid-sized residential development, compliant with applicable zoning regulations. Such a land use change, from vacant to residential, is supportive of and would contribute to the vitality of the Downtown.

Steve Aivalis, Aivalis Architects & Developers, made a presentation and answered questions from the Board.

After a brief discussion, the Planning Board unanimously recommended approval of **ZB Application #223-20** and this request is compatible with the neighborhood and consistent with Master Plan Category #11 (Downtown).

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac

RECEIVED

MAY 11 2023

PLANNING BOARD

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

May 31, 2023

To: Vineeta Mathur Principal Planner

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

Subject:

**589 Bedford Street - Stavros Aivalis
Zoning Application No. 223-20, 223-21**

The Engineering Bureau received Zoning Application documents for a Map Change proposing to rezone a property from the current R-H Zoning district to the proposed MX-D Zoning district. The Engineering Bureau also received Zoning Application documents for the construction of a four-story residential building consisting of 21 studio units, 19 on-site parking spaces and on-site amenities.

The following documents were reviewed:

- Property and Topographic Survey Depicting 589 Bedford Street Prepared for Bedford Properties LLC by Redniss & Mead dated 7/28/21
- Zoning Location Survey Depicting Proposed Improvements #589 Bedford Street Prepared for Bedford Properties LLC by Redniss & Mead dated 3/16/23
- Zoning Layout Plan 589 Bedford Street Prepared for Bedford Properties LLC by Kousidis Engineering, LLC latest revision 3/31/23
- Grading & Drainage Plan 589 Bedford Street Prepared for Bedford Properties LLC by Kousidis Engineering, LLC latest revision 3/31/23
- Utility Layout Plan 589 Bedford Street Prepared for Bedford Properties LLC by Kousidis Engineering, LLC latest revision 3/31/23
- Sediment & Erosion Controls Plan 589 Bedford Street Prepared for Bedford Properties LLC by Kousidis Engineering, LLC latest revision 3/31/23

The Engineering Bureau does not object to the Map Change to rezone the property since it does not impact the jurisdiction of this department.

Regarding the Zoning Application for the construction of a four-story residential building, the Engineering Bureau

offers the following comments to be addressed by a CT Professional Engineer:

- 1) Provide a drainage report in compliance with the Stamford Drainage Manual.
- 2) Bedford Street is newly paved. The required pavement restoration limits will be determined by City personnel at the site.
- 3) An Excavation (Street Opening) Permit is required for the driveway apron, storm sewer connection, utility work and other work in the City Right of Way.
- 4) The City reserves the right to enforce special requirements for deep excavations and shoring within the City Right of Way.
- 5) A Storm Sewer Connection Waiver is required.
- 6) Provide a Drainage Maintenance Agreement (DMA) that references Mayor Caroline Simmons.
- 7) WPCA approval is required.
- 8) The sidewalk must be continued across the driveway.
- 9) Confirm the maximum driveway width at the property line and curbline with the Zoning department. Show straight transition lines in lieu of radii on both sides of the driveway apron.
- 10) End the Belgian block curbing at the property line so it does not continue into the City Right of Way. Show the curbing on the plan per the detail (on private property).
- 11) Show the property line on the Driveway Cross-Section detail. There is insufficient space to add topsoil and mulch on the south side without encroaching on the neighboring property.
- 12) On the sidewalk detail without grass plot, correct the 8 inch dimension.
- 13) Specify if the existing concrete pad at the front of the property will be removed.
- 14) Throughout the plan set on the plan views and details, clarify if the storm pipes will be SDR 35 or schedule 40 and label them consistently.
- 15) Some pipe length callouts are not accurate. Verify all pipe lengths.
- 16) Identify all pipe types and lengths into and out of all junction boxes.
- 17) Add additional top of wall and bottom of wall elevations at the ends and corners of the northern and southern walls.
- 18) Clarify if the pipe to the manhole on Bedford Street will be 8 inches or 12 inches. The callout and Junction Box #3 detail show different diameters. The pipe diameter must match the drainage model.
- 19) Add wier and orifice elevations to the Vortech callout and Vortech detail.
- 20) Add the top of concrete galleries elevation to the callout.
- 21) Add a bell or pvc elbow on the outlet pipes for Junction Box #2 and Junction Box #3.
- 22) Clarify what the 6 inch minimum dimension represents on all junction box details.

- 23) On the Junction Box #3 detail, correct the callout to refer to Junction Box #2, not a CB.
- 24) Remove the note from all junction box details to scarify the soil below the drainage system.
- 25) Replace "area drain" with "structure" on the crushed stone callout on all junction box details. "Area drain" is listed twice.
- 26) Replace "overflow yard drain" with "structure" on note 2 for all junction box details.
- 27) Change the HDPE reference to PVC on the Drainage System Maintenance list.
- 28) Show the telecommunications connection on the Utility Layout Plan.
- 29) Clarify if the existing water valve at the front of the property will be removed since the proposed water service is at a different location.
- 30) Note 6 of the Permanent Trench Repair detail should refer to Bedford Street, which is an arterial street.
- 31) The Typical Trench Section Sanitary Sewer detail should refer to CT DOT Form 818 and the appropriate article.
- 32) The Tracking Pad cannot extend into the City Right of Way.
- 33) The construction fence gates must swing onto private property and not onto the sidewalk.
- 34) Add the manufacturer's specifications/notes for the Vortech unit.
- 35) The Cover sheet references an Improvement Location Survey which is not part of the plan set and the cover sheet does not reference the preparer or show a date.
- 36) The Engineering Bureau reserves the right to make additional comments.

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

CC: Jim Kousidis

Reg. No. 156

**CITY OF
STAMFORD**



MAYOR
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
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FRANK W. PETISE, PE
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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

DATE: May 19, 2023

RE: Zoning Board Application 223-21


Frank W. Petise, PE
Transportation Bureau Chief


Jianhong Wang, PE, PTOE, RSP1
Traffic Engineer

Application #223-21

589 Bedford Street
Stravros Aivalis

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

- Project narrative;
- Property and Topographic Survey prepared by Redniss & Mead, dated July 28, 2021;
- Zoning Location Survey prepared by Redniss & Mead, dated March 16, 2023;
- Zoning Layout Plan prepared by Kousidies Engineer LLC, dated March 31, 2023;
- Architectural Plans prepared by Aivalis Architects & Developers, dated February 6, 2023.

The site is located at 589 Bedford Street and is currently vacant. The proposed development is to build 21 studios in a four-story building with 19 parking spaces on-site. The TTP department provides the following comments based on a review of the zoning board application documents.

Zoning Layout Plan

1. Revise the Zoning Layout Plan to show the following pedestrian facility improvements along the site frontage:
 - a. The sidewalk shall be rebuilt along the site frontage pursuant to City standards.
 - b. Install blended transition curb ramp with slopes of flared sides not exceeding 10% at the site driveway.
 - c. Granite stone curb shall be installed at the corners of the site driveway.
2. Install stop bar and stop sign on the exit lane of the site driveway prior to approaching the sidewalk.
3. Install double yellow center line from the stop bar to the second pillar near the proposed parallel parking spaces on-site.
4. The applicant shall consider burying the existing overhead utility lines under the sidewalk along the property frontage.
5. The applicant shall install a City standard Street light in the brick amenity strip.
6. The applicant shall install illumination to enhance the visibility of the bike rack, the outdoor space, and the parallel parking spaces that are adjacent to the site driveway. Consider utilizing bollard lights around the building support pillars in the driveway along with reflective tape around all pillars.
7. The handicap parking space shall be located next to the building entrance with access aisle and ramp that complies with ADA requirements. Sign for handicap parking shall be installed and sign details shall be shown on the plan.
8. Reserved parking space for electric vehicle shall be provided as close as possible to the building entrance. The electric vehicle parking space, sign, and details shall be shown on the plan.
9. The proposed bike storage rack does not provide enough physical space for secure storage and maneuver and shall be revised.

Building Permit Application (can be addressed during building permit application)

1. Confirm the painting of the directional arrows shown on the plans.
2. The construction fence shall swing into the site.
3. The tracking pad shall not extend into the City Right of Way.
4. Provide a construction MPT plan.
5. Revise the sidewalk specs to include the following:
 - a. Granite curbing
 - b. Streetscape Sidewalk Spec
 - c. Brick Amenity Strip



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: 589 Bedford Street
Stavros Aivalis
Zoning Applications No. 223-20 & 223-21

DATE: April 25, 2023

References:

- "Property and Topographic Survey," for Bedford Properties LLC, 589 Bedford Street, Stamford, CT, by Lawrence Posson Jr CT LT #18130, Redniss & Mead, dated July 28, 2021.
- "Zoning Location Survey," for Bedford Properties LLC, 589 Bedford Street, Stamford, CT, by Lawrence Posson Jr CT LT #18130, Redniss & Mead, dated March 16, 2023.
- "Zoning Location Survey," "Grading & Drainage Plan," "Utility Layout Plan," and "Sediment & Erosion Controls Plan," for Bedford Properties LLC, 589 Bedford Street, Stamford, CT, by Jimmy Kousidis PE #26830, Kousidis Engineering LLC, last revised March 31, 2023.
- "Bedford Creative," Sheets G-001, A-109 – A-115, A-201 – A-203, A-301, A-401, A-501, A-504.7.4, & A-504.7.5, 589 Bedford Street Apartments, by Aivalis Architects & Developers, dated February 6, 2023.

Stavros Aivalis seeks approval of Site & Architectural Plans, Requested Uses and a Special Permit for development into a four-story residential building with 21 apartments, parking, and amenities. The property is located on the east side of Bedford Street, approximately 100 feet south of the intersection with North Street. The parcel is identified as follows in the records maintained by the Stamford Tax Assessor:

Address	Lot No.	Account	Card	Map	Block	Zone	Area
589 Bedford Street	16	001-4057	E-022	115	223	R-H	±11,807 sq ft

160 Atlantic Street
Old Town Square LLC
ZB No. 221-24

The site is currently vacant with a parking lot and grassy area. Neighboring properties include a residential building across the street and to the south, along with commercial buildings to the north and east. The property is located north of veteran's park. This park provides accessible green space in walking distance but is not directly adjacent to the property. Outdoor space is shown on the architectural plans along with a Landscape Plan for the second-floor deck. The plant list suggests more than are shown on the deck. EPB requests final landscaping plans for the both the deck and Outdoor space prior to building permit review.

The property does not lie within a special flood hazard area (Zone X, FIRM 09001C0516G, 7/8/13). The property does not support any wetlands or watercourses and is not located within the coastal area boundary; therefore, there are no regulated areas that would warrant a permit by the Environmental Protection Board (EPB). Further, there are no trees that are proposed for removal.

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:

- Prior to endorsement for the issuance of a Building Permit by EPB staff, the erosion and sedimentation control plan shall be updated to include construction fencing, multiple possible stock pile areas, multiple construction entrances as needed, silt fencing or similar measure around the construction area, and a phased erosion control/construction plan.
- Prior to endorsement for the issuance of a Building Permit, final approval by the Engineering Bureau of all site grading and drainage mitigation plans.
- Prior to endorsement for the issuance of a Building Permit, include landscaping plan for outdoor space to include name, size, type, location and quantity of all plants.

Thank you for the opportunity to comment.

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: May 19, 2023

To: Vineeta Mathur, Associate Planner

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

Subject: **Application 223-20 – Stavros Aivalis, 589 Bedford Street, Stamford, CT., - Map Change**
Application 223-21- Stavros Aivalis, 589 Bedford Street, Stamford, CT., – Site & Architectural Plans and/or Requested Uses and General Development Plan

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

Application 223-20 – Map Change

The Stamford WPCA has reviewed the referenced application for a Map 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 223-21 – Site & Architectural Plans and/or Requested Uses and General Development Plan

Sanitary Lateral

1. The submitted utility layout plan (revised 3/31/23) proposes a 6” Sanitary Sewer Lateral connected to the City sewer line via service chimney. The plan sheet detail for the service chimney notes the lateral connection to the public sewer line is a saddle connection. Please include a detail of the saddle connection on the Utility Layout Plan. Attached is the approved saddle specification information.
2. Please incorporate the below sewer connection requirements into the utility plan’s notes section:
 - a. Proposed sanitary tie-in connection must be an approved saddle connection to the public sewer line. A chimney connection may be required to ensure the private lateral slope does not exceed 2%, and it must meet either the City standard specification and/or the approved modular style chimney design requirements. Both saddle and/or chimney connections must be encased in concrete. Attached are the approved saddle and chimney specification information.

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

- b. Applicant and/or Contractor needs to schedule the tie-in activity with Stamford WPCA's Collection Systems Supervisor by email (spietrzyk@stamfordct.gov) at least 3-days in advance for scheduling WPCA personnel to witness and photograph the sewer tie-in connection. Anytime between 7:30 a.m. and 2 p.m. (Mon. thru Fri.).
- c. The contractor is not to break into the public sewer line without WPCA being present; and,
- d. The sewer tie-in distance information must be submitted for final approval. It must be from at least 2-permanent stations, i.e., telephone pole and number, distance from nearest manhole cover, corner of building with address number, etc., and depth of tie-in, along with a sketched drawing depicting these monuments and distances.

Connection Charge

A connection charge may be assessed by the SWPCA in accordance with Section 200-41. Please be aware that the connection charge based on the new development can be substantial. The connection charge is levied after a Certificate of Occupancy or Temporary Certificate of Occupancy is issued. Questions regarding connection charge fees should be directed to Ann Brown, Supervising Engineer, at 203-977-5896 or by email at abrown2@stamfordct.gov.

Thank you.

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



Style "CB"[™] Sewer Saddle

A ROMAC ORIGINAL
- 1981 -



Patent #4494780

Design Advantages:

- **Inventory Reduction:** Unique gaskets fit wide range of diameters.
- **Ease of Installation:** Saddle can be installed by unskilled labor, using a socket or open end wrench. Built-in stop prevents blockages due to inadvertant insertion of branch into main.
- **Superior Strap:** Strong 304 stainless steel band GMAW & GTAW welded to roll threaded 304 stainless bolts adjusts over a wide range. Clamping force is well distributed by 3 1/2" width.
- **Flexibility:** Gasket allows considerable deflection due to earth movement, while large sealing surface and wide band strongly resist displacement.
- **Reliability:** Continuous rubber connection between rim and branch eliminates potential leak spots. Saddles have been tested to pressures well in excess of typical service test requirements.

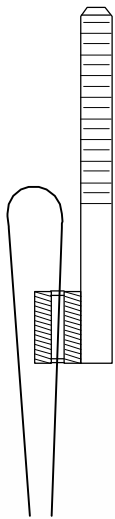
Note: A pipe stop capable of withstanding 1000 pounds of thrust is molded into the CB saddle gasket. Care must be taken during system design and installation to assure that this thrust limit is not exceeded.



Detail Specifications for Romac "CB"TM Sewer Saddles

Adjustable Strap

304 stainless steel band accommodates a wide range of pipe sizes. The stainless welds are fully passivated (chemically treated after welding to produce a highly corrosion resistant coating). The wide strap distributes the clamping force across the 3 1/2" width.



Gasket

SBR per ASTM D 2000 MBA 710, compounded for water and sewer service. Gaskets are especially formulated with antioxidant/antiozonant agent to increase shelf life.

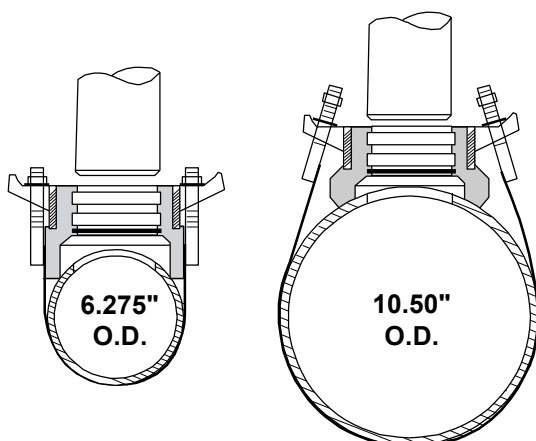


Saddle Casting

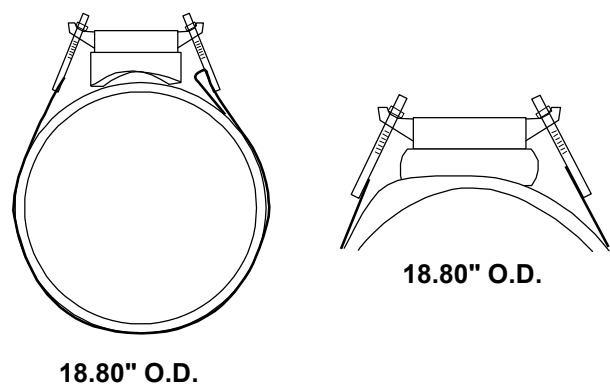
Ductile iron per ASTM 536, Grade 65-45-12. Protected with a yellow corrosion-resistant paint.

¹ **Passivated:** chemically treated after welding to produce a highly corrosion resistant coating.

Same saddle conforming to different outside diameters.



Saddle conforming to pipe.





Style "CB"™ Sewer Saddle

Material Specifications

Castings: Ductile iron per ASTM 536, Grade 65-45-12. Protected with a yellow shopcoat.

Adjustable Strap: 3 1/2" wide, stainless steel per ASTM A 240, type 304.

Bolts: 1/2" UNC rolled thread, lubricant coated, stainless steel per ASTM A 193, type 304.

Nuts: Stainless steel per ASTM A 194, type 304.

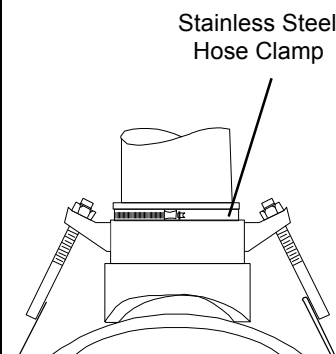
Washers: Stainless steel per ASTM A 240, type 304 and plastic lubricating washers.

Gasket: SBR per ASTM D 2000 MBA 710, compounded for water and sewer service. Other compounds available on request.



NOM. BRANCH SIZE	NOM. PIPE SIZE	RANGE	BRANCH TYPE	BRANCH O.D.	CATALOG NUMBER	LIST PRICE	ADD-ON EPOXY	APPROX. WEIGHT (lbs.)
4"	6"-12" 48" Strap	2 6.27-14.40 Regular Gasket	PVC Sewer	4.215	CB-4.215	\$131.05	\$39.86	10 #
			Tyseal	4.28	CB-4.28			
			C.I. Soil-No Hub	4.38	CB-4.38			
			PVC	4.50	CB-4.50			
			Universal ¹	4.20-4.80	CB-4.80UN ¹			
	Clay ¹	5.00-5.38	CB-5.38 ¹					
	14"-24" 96" Strap	14.40-25.80 Large O.D. Gasket	PVC Sewer	4.215	CB-4.215LS	166.65		11 #
			Tyseal	4.28	CB-4.28LS			
			C.I. Soil-No Hub	4.38	CB-4.38LS			
			PVC	4.50	CB-4.50LS			
			Universal ¹	4.20-4.80	CB-4.80UNLS ¹			
	Clay ¹	5.00-5.38	CB-5.38LS ¹					
	24"-48" 192" Strap	25.80-54.00 Large O.D. Gasket	PVC Sewer	4.215	CB-4.215XLS	309.30		13 #
			Tyseal	4.28	CB-4.28XLS			
			C.I. Soil-No Hub	4.38	CB-4.38XLS			
PVC			4.50	CB-4.50XLS				
Universal ¹			4.20-4.80	CB-4.80UNXLS ¹				
Clay ¹	5.00-5.38	CB-5.38XLS ¹						
6"	8"-12" 48" Strap	2 8.00-14.40 Regular Gasket	PVC Sewer	6.27-6.30	CB-6.30	174.70	60.29	12 #
			C.I. Soil-No Hub	6.27-6.66	CB-6.66UN ¹			
			Universal ¹	6.27-6.66	CB-6.66UNLS ¹			
			Cast Iron-D.I.	6.90	CB-6.90			
			Clay ¹	7.19-8.00	CB-8.00 ¹			
	14"-24" 96" Strap	14.40-25.80 Large O.D. Gasket	PVC Sewer	6.27-6.30	CB-6.30LS	208.61		13 #
			C.I. Soil-No Hub	6.27-6.66	CB-6.66UNLS ¹			
			Universal ¹	6.27-6.66	CB-6.66UNLS ¹			
			Cast Iron-D.I.	6.90	CB-6.90LS			
			Clay ¹	7.19-8.00	CB-8.00LS ¹			
	24"-48" 192" Strap	25.80-54.00 Large O.D. Gasket	PVC Sewer	6.27-6.30	CB-6.30XLS	351.27		15 #
			C.I. Soil-No Hub	6.27-6.66	CB-6.66UNXLS ¹			
			Universal ¹	6.27-6.66	CB-6.66UNXLS ¹			
			Cast Iron-D.I.	6.90	CB-6.90XLS			
			Clay ¹	7.19-8.00	CB-8.00XLS ¹			

**CB-4.80UN
Patent #4494780**



¹ CB Sewer Saddles for Universal and Clay pipe include stainless steel hose clamp.

² Regular gaskets are NOT interchangeable with large gaskets.

PARTS LIST

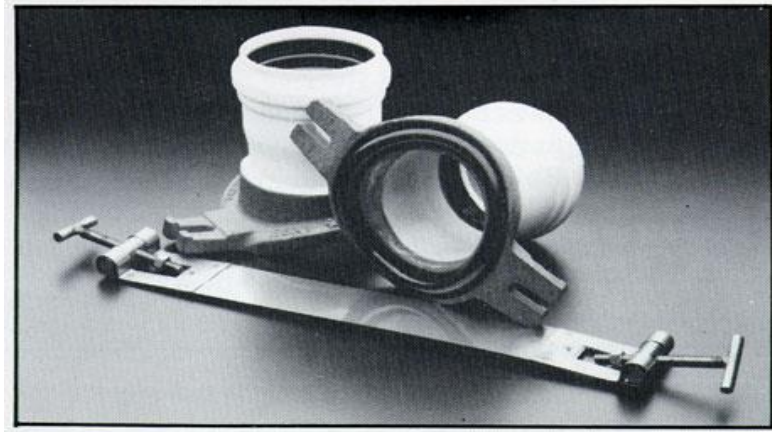
BRANCH SIZE	SIZE	GASKET	SADDLE CASTING	SLIDING BOLT	HOSE CLAMP ¹	STRAP
4"	6-12"	\$42.72	\$45.95	\$15.62	\$12.70	REG (48") \$42.38
	14-24"	58.27				LS (96") 62.42
	24-48"	58.27				XLS (192") 205.08
6"	8-12"	75.23	57.09	15.62	13.52	
	14-24"	89.10				
	24-48"	89.10				

To Order: Specify catalog number.

Example: To fit 4" branch to 6" -12" nominal pipe with branch 4.20 - 4.80, order

CB-4.80UN

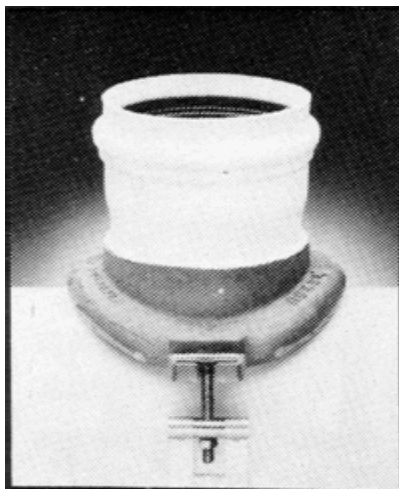
SEALTITE® * MULTI-RANGE SEWER PIPE SADDLES



- Absolutely infiltration - free connection
- Economical
- Reduces inventory
- Over ten inlet models available
- Will connect four, six or eight inch lateral
- Saddle base is constructed of tough, durable cast iron
- Stainless steel strap assemblies
- Eliminates haphazard connections
- Simple installation - immediate backfill
- Polyisoprene O-Ring forms seal between saddle and main

SEALTITE® TYPE "U" MULTI-RANGE TEE SEWER SADDLE VARIOUS CONTOURS TO FIT 6.275" THROUGH 30.00" OD GRAVITY SEWER MAINS

Models Available:



UH	4" & 6" Gasketed Bell to accept SDR-35
U40P	4" & 6" Solvent Weld PVC Hub to accept Sch 40
US	4" & 6" Spigot Can Connect Any Lateral with Proper FERNCO Coupling
UA	4" & 6" Spigot of SDR 35-PVC
UEX	4" & 6" Hub to accept Extra Heavy CI (Gasket Included)
USV	4" & 6" Hub to accept Service Weight CI (Gasket Included)
U26	4" & 6" NEW! Gasketed Bell to accept SDR-26

U40	4" & 6" NEW! Gasketed Bell to accept Sch 40
U40A	4" & 6" Spigot - Sch 40 PVC O.D.
U90A	4" & 6" Spigot - C900 O.D.
U90P	4" & 6" Solvent Weld PVC Hub to accept C900

All of Above Models Also Available With **Alignment Flange** (6.275" - 16.00" OD Mains)

SEALTITE® TYPE "E" MULTI-RANGE **WYE** SEWER SADDLE VARIOUS CONTOURS TO FIT 6.00" THROUGH 30.00" O.D. GRAVITY SEWER MAINS

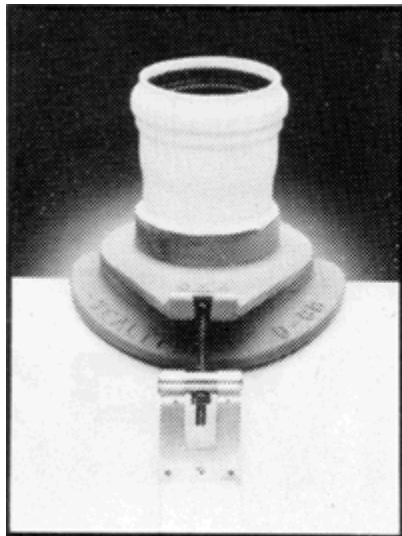
Models Available:



EH	4" & 6" Gasketed Bell to accept SDR-35
EI	4" Spigot - DI O.D.
E40P	4" & 6" Solvent Weld PVC Hub to accept Sch 40
ES	4" & 6" Spigot Can Connect Any Lateral with Proper FERNCO Coupling
EA	4" & 6" Spigot of SDR 35-PVC
EEX	4" & 6" Hub to accept Extra Heavy CI (Gasket Included)
ESV	4" & 6" Hub to accept Service Weight CI (Gasket Included)
E26	4" & 6" NEW! Gasketed Bell to accept SDR-26
E40	4" & 6" Gasketed Bell to accept Sch 40
E40A	4" & 6" Spigot - SCH 40 PVC O.D.
E90A	4" & 6" Spigot - C900 O.D.
E90P	4" & 6" Solvent Weld PVC Hub to accept C900

**SEALTITE® TYPE "C" MULTI-RANGE TEE SEWER SADDLE TWO
CONTOURS TO FIT 30.00" THROUGH 72.00" O.D. GRAVITY SEWER MAINS**

Models Available:

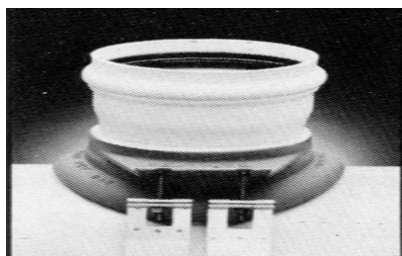


CH	4" & 6" Gasketed Bell to accept SDR-35
C40P	4" & 6" Solvent Weld PVC Hub to accept Sch 40
CS	4" & 6" Spigot Can Connect Any Lateral with Proper FERNCO Coupling
CA	4" & 6" Spigot of SDR 35-PVC
CEX	4" & 6" Hub to accept Extra Heavy CI (Gasket Included)
CSV	4" & 6" Hub to accept Service Weight CI (Gasket Included)
C26	4" & 6" NEW! Gasketed Bell to accept SDR-26
C40	4" & 6" NEW! Gasketed Bell to accept Sch 40
C40A	4" & 6" Spigot - Sch 40 PVC O.D.
C90A	4" & 6" Spigot - C900 O.D.
C90P	4" & 6" Solvent Weld PVC Hub to accept C900

Note: 6" Tap required in Main Regardless of Lateral Size

**SEALTITE® TYPE "8C" MULTI-RANGE TEE SEWER SADDLE VARIOUS
CONTOURS TO FIT 10.00" THROUGH 94.00" O.D. GRAVITY SEWER MAINS**

Models Available:



CH8	8" Gasketed Bell to accept SDR-35
8C40P	8" Solvent Weld PVC Hub to accept Sch 40
8C90A	8" Spigot C900 O.D.
CA8	8" Spigot of SDR 35-PVC
8C40	NEW! 8" Gasketed Bell to Accept Sch

40

8C40A 8" Spigot Sch 40 PVC O.D.

8C90P 8" Solvent Weld PVC Hub to Accept
C900

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

RECEIVED
MAY 11 2023
ZONING BOARD

May 10, 2023

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

**RE: ZB APPLICATION #223-21 - STAVROS AIVALIS - 589 BEDFORD STREET -
Site & Architectural Plans and/or Requested Uses and a General Development Plan**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, May 9, 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 four-story residential building consisting of 21 residential studio units, 19 on-site parking spaces and on-site amenities.

The project is aligned with the neighborhood character, characterized by apartment buildings and neighborhood commercial services to the south and east. The project is also supportive of the Master Plan. Specifically, the project is aligned with the following Master Plan strategies:

- Strategy 3A.7: Promote live/work arrangements.
- Strategy 5A.6: Promote infill development on vacant sites within the Downtown.
- Strategy 6C.2: Promote development of a variety of housing types.
- Strategy 5B.3: Encourage quality urban design that relates well to streets and people.
- Strategy 5B.5: Promote contextual commercial and residential development along Summer and Bedford Streets.

Steve Aivalis, Aivalis Architects & Developers, made a presentation and answered questions from the Board.

After a brief discussion, the Planning Board unanimously recommended approval of **ZB Application #223-21** with the recommendation of investigating the possibility of some landscape buffer between the new building and the existing historic home and this request is compatible with the neighborhood and consistent with Master Plan Category #11 (Downtown).

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac