

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

June 15, 2023

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

RE: ZB APPLICATION #223-24 - RAYMOND MAZZEO, REDNISS & MEAD - Text Change

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, June 13, 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 9.B.4.e relating to building coverage and Section 9.B.4.f relating to setbacks of structures including accessory parking structures not exceeding 20 ft. in height within the P-D (Planned Development) District.

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 #223-24** and this request is consistent with the 2015 Master Plan.

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac

MAYOR
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June 15, 2023

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

RE: ZB APPLICATION #223-25 - 70 FOREST STREET, LLC - 70 FOREST STREET & 251 GREYROCK PLACE - Map Change

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, June 13, 2023, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing the rezoning of 251 Greyrock Place from the current R-H (Multiple Family, High Density) zoning district to the proposed P-D (Planned Development) zoning district.

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

After a brief discussion, the Planning Board unanimously voted to recommend **approval** of **ZB Application #223-25** and that this request is compatible with the neighborhood and consistent with Master Plan Category #11 (Downtown) and is aligned with Master Plan Policy 6A to maintain residential neighborhood character.

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac

MAYOR
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June 15, 2023

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

RE: ZB APPLICATION #223-26 - 70 FOREST STREET, LLC - 70 FOREST STREET & 251 GREYROCK PLACE - Special Permit, 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, June 13, 2023, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to construct an attached two-story (plus basement) parking garage on the property known at 251 Greyrock Place. The garage will be attached to 70 Forest Street and will accommodate 36 parking spaces along with a roof deck.

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

After a brief discussion, the Planning Board unanimously voted to recommended *approval* of **ZB Application #223-26** and this request is compatible with the neighborhood and is consistent with Master Plan Category #11 (Downtown).

Sincerely,

STAMFORD PLANNING BOARD

A handwritten signature in blue ink that reads "Theresa Dell".

Theresa Dell, Chair

TD/lac

Briscoe, Tracy

From: Kristin Floberg <kfloberg@westcog.org>
Sent: Thursday, June 1, 2023 4:08 PM
To: Briscoe, Tracy; Mathur, Vineeta
Subject: RE: City of Stamford - Zoning Board - New Application 223-24
Attachments: 223-24 - Text Change.pdf

To: Vineeta Mathur, Principal Planner

From: Kristin Floberg, Senior Planner

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

Date: June 1, 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>
Sent: Thursday, June 1, 2023 7:48 AM
To: Kristin Floberg <kfloberg@westcog.org>
Subject: City of Stamford - Zoning Board - New Application 223-24

Hi Kristin,

Please see attached an application for a text change for your review and comments.

Thanks so much Tracy

MAYOR
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
MATT QUIÑONES
Email: mquinones@stamfordct.gov

**CITY OF
STAMFORD**



TRANSPORTATION BUREAU CHIEF
FRANK W. PETISE, P.E.
Email: fpetise@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, P.E.
Transportation Bureau Chief


Luke Buttenwieser
Transportation Bureau Staff

DATE: July 3, 2023

RE: Zoning Board Application 223-24-25-26

Application #223-24-25-26

70 Forest Street
70 Forest Street LLC

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

- Zoning Board application received June 1, 2023
- Project narrative dated May 10, 2023;
- Civil Site Plan prepared by Redniss & Mead dated May 9, 2023;
- Landscape Plan prepared by Environmental Land Solutions dated August 3, 2022; and,
- Architectural Plans prepared by Beinfeld Architecture dated May 9, 2023.

The Department does not object to the special permit application relating to internal driveway circulation width as these drives will be used by professional valet operators.

The following shall be addressed during the Building Permit process:

1. The stop bar shall be half the width of the driveway.
2. On the opposite side of the road directly across from the driveway, a No Left Turn and One Way sign shall be installed.

3. The sidewalk shall be carried flush across the driveway. A portion of the sidewalk may need to go onto private property to enable this. A public access easement shall be conveyed to the City for the portion of sidewalk on private property by the issuance of a Certificate of Occupancy.
4. The portion of sidewalk along Forest Street that is on private property shall have a public access easement conveyed to the City by the issuance of a Certificate of Occupancy.

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

July 7, 2023

To: Vineeta Mathur Principal Planner

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

**Subject: 251 Greyrock Place
70 Forest Street - Forest Street LLC
Zoning Application No. 223-24, 223-25, 223-26**

The Engineering Bureau received an application for a Text Change to amend section 9.B.4.e of the Zoning Regulations relating to building coverage and setbacks of structures not exceeding 20 ft in height within the P-D District. Also received was an application for a Map Change proposing to rezone 251 Greyrock Place from R-H zoning district to the P-D zoning district. The Engineering Bureau also received an application proposing to construct an attached 2-story (plus basement) parking garage on the property of 251 Greyrock Place, which will be attached to 70 Forest Street and will accommodate 36 spaces and a roof deck.

The following documents were reviewed:

-ALTA/NSPS Land Title Survey Depicting Highgrove Condominium #70 Forest Street LLC and 251 Greyrock Place LLC by Redniss & Mead, dated 12/3/18

-Zone Change Exhibit 70 Forest Street and 251 Greyrock Place by Redniss & Mead, dated 4/26/23

-Aerial Exhibit 70 Forest Street and 251 Greyrock Place by Redniss & Mead, dated 5/10/23

-LP.1 Landscape Plan 70 Forest Street LLC, 70 Forest Street and 251 Greyrock Place by Environmental Land Solutions, LLC dated 8/3/22

-Site Engineering Report 70 Forest Street & 251 Greyrock Place Highgrove Parking Garage Prepared for 70 Forest Street LLC by Redniss & Mead, dated 5/9/23

-Site plan set consisting of sheet GDP, SE-1 through SE-3 Depicting 70 Forest St & 251 Greyrock Pl Prepared for 70 Forest Street LLC by Redniss & Mead dated 5/9/23

The Engineering Bureau has determined that Application 223-24 and 223-25 for the Text Change and Map Change, respectively, do not affect the jurisdiction of this department, and therefore, offers no objection to either application.

Regarding Application 223-26, the Engineer of Record, Bret Holzwarth, P.E. 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" and "the proposed developments will not adversely impact.....receiving water bodies or courses."

The Engineering Bureau has determined that regarding Application 223-26, the following items must be addressed by a CT P.E.:

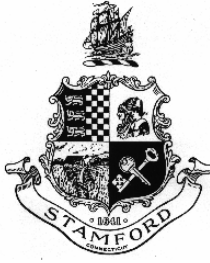
- 1) A Support of Excavation (SOE) design is required by a CT Professional Geotechnical Engineer.
- 2) A CT Professional Structural Engineer must review and approve the proposed blue roof design loads (with supporting calculations). A structural certification will be required for Certificate of Occupancy approval.
- 3) SE-1: Reference is made to a roof connection through the Highgrove Condominium building and also interior drains to be connected to an OGS and discharging to the City sanitary sewer. Although the intent is for a plumbing engineer to provide the design, more information is needed to determine if the proposed connection is consistent with City policies. Also WPCA must review to determine if a connection to the sanitary sewer system is warranted. Also, no OGS details are provided.
- 4) SE-1: Check all sidewalk slopes for ADA compliance and clearly show the limits of the sidewalk and curb locations. The sidewalk width appears to vary. Coordinate changes with the architect. The ground elevation at the building is 29.38 on sheet SE-1 and 29.12 on sheet A1.01. Also update the proposed drainage basin map elevations accordingly.
- 5) SE-1: Consult with the TT& P Department on the sidewalk transitions at the driveway apron regarding acceptable slopes for pedestrians while maintaining safety.
- 6) SE-1: Confirm if a new fence will be installed along the property line with 50 Forest Street.
- 7) SE-1: The existing utility pole west of the driveway does not allow sufficient travel way width on the sidewalk for pedestrians. The utility pole should be relocated.
- 8) SE-1: The typical sidewalk score pattern dimension should be between 18"x18" and 24"x24".
- 9) SE-1: General Notes 9 and 18 as well as the note on sheet SE-2 must state that approval by the Engineering Department (as well as the TT & P Department) is required.
- 10) SE-1: Earthwork Grading notes 40 and 49 are the same.
- 11) SE-2: Show existing storm and sanitary sewers in the road as potential dewatering discharge locations.
- 12) SE-2: Confirm if the tracking pad and erosion controls are permitted in the language of the filed termination notice for the area of encroachment. Confirm that the Map Change Application 223-25 only references the 251 Greyrock Place property and not 50 Forest Street. Provide the filed termination notice.
- 13) SE-2: Add a stockpile detail.
- 14) SE-3, Zurn Roof Drain details: Specify if the roof pavers will have gaps for stormwater infiltration to the blue roof cell and clarify where the structural slab below will slope to and how any collected water at this level will be handled.
- 15) SE-3: Provide the MEP drawings referenced on the Zurn Roof Drain details.
- 16) Show on the proposed drainage basin map which roof areas will have pavers and which areas will have plantings, as shown on the Zurn Roof Drain details on sheet SE-3.

- 17) SE-3: Show 1/2" joint filler between the curb and the driveway apron on the Typical Section of the Driveway Entrance detail.
- 18) Provide the signed and sealed survey referenced in General Development Plan Note #2 on the General Development Plan.
- 19) The total parcel area should be 4,258 sq ft in the Project Description of the Site Engineering Report, according to the coverage calculations in the Existing Conditions section and the DCIA Worksheet.
- 20) Standard 3 section A of the Site Engineering Report refers to catch basin E & S controls, however, no catch basins are shown on the plans.
- 21) Review and confirm the DCIA after stormwater management (Part 4).
- 22) Revise the DMA to refer to Mayor Caroline Simmons on pages 1, 5 and 6.
- 23) The Engineering Bureau reserves the right to make additional comments.

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

CC: Bret Holzwarth
 Frank Petise
 Bob Clausi

Reg. No. 194



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

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

FROM: Jaclyn Chapman, Environmental Analyst

SUBJECT: 70 Forest Street and 251 Greyrock Place
ZB Application No. 223-24, 223-25, 223-26
Text Change, Zone Map Change, & Parking Garage Construction

DATE: June 5, 2023

Raymond Mazzeo seeks approval for a text change relating to building coverage and setbacks of structure not exceeding 20 feet (ft) in height within the P-D District. 70 Forest Street LLC seeks approval for a map change to rezone 251 Greyrock Place from current zoning district R-H to zoning district P-D. Further, 70 Forest Street LLC seeks approval of Site & Architectural Plans and/or Requested Uses, a Special Permit, and a General Development Plan to construct an attached two-story parking garage with a basement on the property known as 251 Greyrock Place. The garage will be attached to 70 Forest Street and will accommodate 36 spaces along with a roof deck. The combined properties are approximately 1.15 acres and are located along the south, east, and north sides of Forest Street, Grove Street, and Greyrock Place, respectively. The parcels are identified as follows in the records maintained by the Stamford Tax Assessor:

Address	Lot No.	Account	Card	Map	Block	Zone	Area
70 Forest Street	MAIN	999-0442	N-005	121	203	P-D	±1.08 Acres
251 Greyrock Place	16	001-5158	E-012	121	203	R-H	±0.07 Acres

70 Forest Street currently supports a 17-story apartment building containing 93 apartments in a mix of mostly large two- and three-bedroom units. The Greyrock property is currently vacant, but previously supported a 2.5-story single family dwelling. The property is surrounded by dense, primarily residential and commercial development.

Environmental Protection Board Staff has reviewed the plans submitted for the above-referenced property. 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. The property is not located within the coastal area boundary.

Based on this review, EPB staff has no objections to the proposed text change, zone map change, and 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, landscape agreement to ensure the survival of all proposed landscape enhancements prior to the issuance of a certificate of occupancy/completion and release of the performance surety.
- 9) Submission of a standard, City of Stamford, drainage facilities maintenance agreement to ensure the full and proper function of all drainage structures prior to the issuance of a certificate of occupancy/completion and release of the performance surety.

Thank you for the opportunity to provide these comments.

From: Seely, Walter <WSeely@StamfordCT.gov>

Sent: Thursday, June 8, 2023 8:29 PM

To: Mathur, Vineeta <VMathur@StamfordCT.gov>

Cc: Armstrong, Chad <CArmstrong1@StamfordCT.gov>; Repp, Christopher <CREpp@StamfordCT.gov>

Subject: Application 223-26 70 Forest Street/251 Greyrock Place

Hi Vineeta

I have reviewed Application 223-26 70 Forest Street/251 Greyrock Place addition to parking garage.
FM office has no objections to the application

Respectfully

Walter (Bud) Seely

Fire Marshal

Stamford Fire Department

Office of the Fire Marshal

888 Washington Blvd. 7th Floor

Stamford, CT. 06902

203-977-4651