

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

August 7, 2023

To: Vineeta Mathur Principal Planner

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

Subject:

12 & 18 Taylor Street - G&T Taylor Street LLC
Zoning Application No. 223.36

The Engineering Department has reviewed the following plans and documents for the construction of a multi-family residential development:

- Zoning Application Package, dated 7/25/23
- Architectural Drawing Set, dated 7/19/2023, Prepared by JIA HUA Architect
- Drainage Summary Report, dated 5/2/2023, prepared by D'Andrea Surveying & Engineering, PC
- Zoning Location Survey, dated 7/24/23, prepared by D'Andrea Surveying & Engineering, PC
- Site Plan Review Set Residential Development Location 12 & 18 Taylor Street Stamford, Connecticut Prepared For G&T Taylor Street LLC

The engineer of record, Leonard C. D'Andrea, P.E., 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 impact adjacent or downstream properties or City owned drainage facilities."

The Engineering Department offers the following PRELIMINARY comments to be addressed by an engineer licensed in the State of Connecticut;

- 1) Review all grading as it blends to existing, specifically contour 28 and fill adjacent to existing dwellings.
- 2) Show all existing and proposed utilities, including existing sanitary laterals.
- 3) Provide City of Stamford standard concrete driveway apron, depressed concrete curb and standard concrete curb.
- 4) Additional deep test pits are warranted in the area of the infiltration systems per Section 5.6 of the City of Stamford Stormwater Drainage Manual.

- 5) All infiltration systems including permeable pavement storage and overflows shall be a minimum of ten feet from any property line. Label plan accordingly.
- 6) Show roof drainage systems of existing buildings to remain.
- 7) Provide junction box on easterly side of Retention System #1.
- 8) Consider reducing impervious areas.
- 9) Provide oil separator to treat runoff from surface parking areas prior to discharging into infiltration systems.
- 10) Retention System #2 is too close to the proposed building.
- 11) Identify concrete washdown area.
- 12) Provide City of Stamford standard trench repair detail.
- 13) Review Porous Asphalt Detail references.
- 14) On LID, reference tributary area with WQV required and provided.
- 15) Review drainage model for control structures and overflows and elevations for POC A and POC B. Model does not correctly model tributary areas and overflows.
- 16) Use a minimum of 5 minutes TC for existing conditions model.
- 17) Infiltration System #1 needs to be raised to be a minimum of 1 foot above mottling.
- 18) Infiltration System #2 needs to be raised to be a minimum of 1 foot above mottling.
- 19) Only storage that is a minimum of 1 foot above mottling shall be considered as storage below the permeable pavement.
- 20) Can the curb cut on the southerly side of Building A be eliminated to prevent vehicles from backing out into Taylor Street?
- 21) Provide inlet analysis.
- 22) Reduce runoff volume to POC A.
- 23) The Engineering Department reserves the right to make additional comments.

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

CC: Len D'Andrea, PE
Robert Clausi

Reg. No. 228

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

September 22, 2023

To: Vineeta Mathur Principal Planner

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

Subject:

**12 & 18 Taylor Street - G&T Taylor Street LLC
Zoning Application No. 223.36**

The Engineering Department has reviewed the following plans and documents for the construction of a multi-family residential development:

- Zoning Application Package, dated 7/25/23
- Architectural Drawing Set, dated 7/19/2023, Prepared by JIA HUA Architect
- Drainage Summary Report, dated 5/2/2023, revised 9/21/23, prepared by D'Andrea Surveying & Engineering, PC
- Zoning Location Survey, dated 7/24/23, prepared by D'Andrea Surveying & Engineering, PC
- Site Plan Review Set Residential Development Location 12 & 18 Taylor Street Stamford, Connecticut Prepared For G&T Taylor Street LLC, dated 9/21/23

The engineer of record, Leonard C. D'Andrea, P.E., 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 impact adjacent or downstream properties or City owned drainage facilities."

The Engineering Department offers the following comments to be addressed by an engineer licensed in the State of Connecticut;

- 6) Show roof drainage systems of existing buildings to remain, Building B.
- 9) Provide oil separator to treat runoff from surface parking areas prior to discharging into infiltration systems.
- 14) On LID, reference tributary area with WQV required and provided. Site disturbance is greater than 1/2 acre.
- 15) Review drainage model for control structures and overflows and elevations for POC A and POC B. Model does not correctly model tributary areas and overflows.

19) Only storage that is a minimum of 1 foot above mottling shall be considered as storage below the permeable pavement. Storage in permeable paver stone will never fill given the slope and elevation of mottling. Review storage volume in model.

21) Provide inlet analysis. Reduce depth and spread at CB#1.

23) The Engineering Department reserves the right to make additional comments.

24) Review pipe capacity and inlet capacity of YD#1 as there is a large off-site tributary area. Will there be concentrated flow at the outfall?

25) Permeable pavers/stormwater storage shall be further away from proposed buildings.

26) Existing and proposed drainage areas totals do not match.

27) Review all sump elevations.

28) Provide inverts of roof drainage system.

29) Consider using an alternative infiltration system.

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

CC: Robert Clausi
Len D'Andrea, PE

Reg. No. 273



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 8/18/23 by (indicate all that apply): hand fax e-mail U.S. mail

APPLICANT NAME: G&T Taylor Street LLC

MAILING ADDRESS: c/o Leonard Braman, Wofsey Rosen, 600 Summer Street – 7th Floor, Stamford CT 06902; 203.354.1282

PROJECT ADDRESS: 12 and 18 Taylor Street

PROJECT DESCRIPTION:

Applicant is proposing to preserve the historic home at 18 Taylor Street, improve the existing residential structure at 12 Taylor Street, and construct 13 additional residential units on the properties. The properties are located in a FEMA delineated unshaded X-Zone.

LWRD reviewer
KAM

Date plans were received by LWRD:
8/4/23;
Date Comments are Due: 9/8/23

Date LWRD review
completed: 8/17/23

Most recent revision date on plans:
7/24/23

Plan title: Zoning Location Survey

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 preserve the historic home at 18 Tylor Street, improve the existing residential structure at 12 Taylor Street, and construct 13 additional residential units on the properties. The properties are located in a FEMA delineated unshaded X-Zone.

Recommendations:

1. There are no comments/recommendations at this time for the proposed 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:

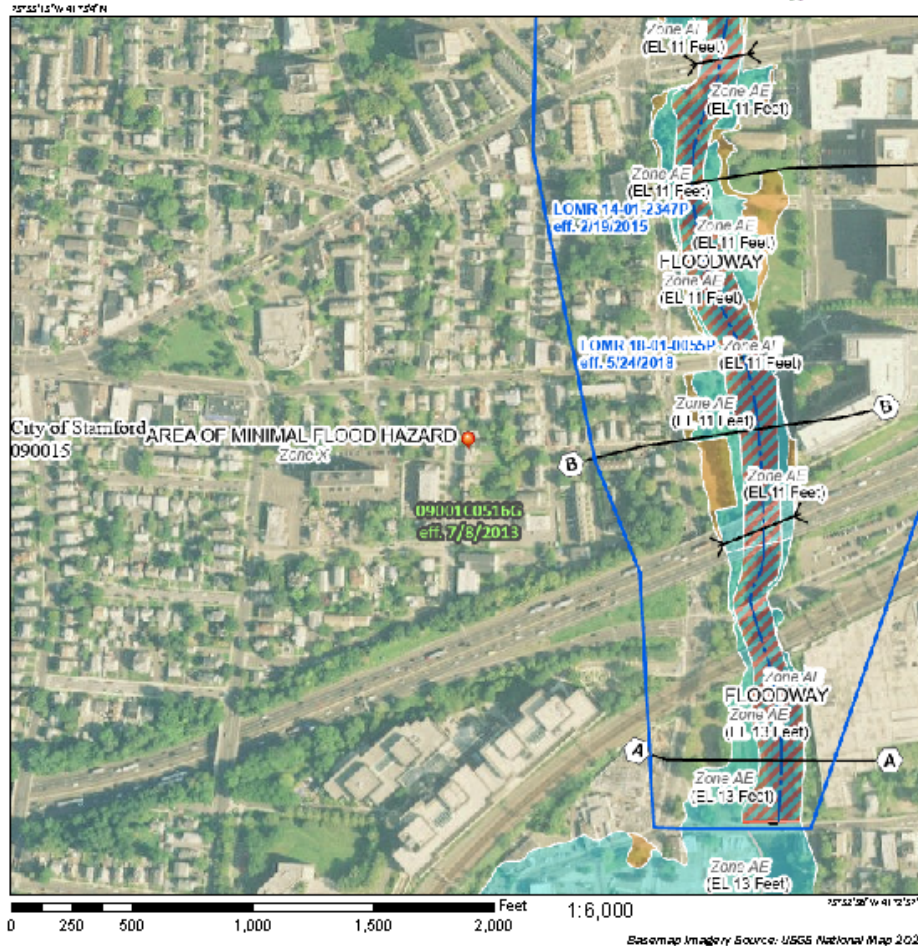
Karen Michaels, EA III
 Planning Section,
 Land and Water Resources Division
 CT DEEP
 Karen.Michaels@ct.gov

copy/ies provided to

LWRD Reviewer Initials: KAM
 Date: 8/17/23

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 PG REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone AE, X, or V
- With BFE Base Flood Elevation Zone AE, X, or V
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with average areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Note, Zone X
- Area with Flood Risk due to Levee Zone X

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Unincorporated Flood Hazard Zone X

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer Levee, Dike, or Retention Wall

OTHER FEATURES

- 26.8 Ocean Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transition
- Base Flood Elevation Line (BFE)
- Link of Survey
- Jurisdiction Boundary
- Coastal Transition Boundary
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is the version described below. 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 2/4/2025 at 9:54 AM 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 site or phase of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map control icons, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unincorporated areas cannot be used for regulatory purposes.

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

RECEIVED

September 28, 2023

SEP 28 2023

ZONING BOARD

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

RE: ZB APPLICATION #223-36 - G&T TAYLOR STREET, LLC - 12 & 18 TAYLOR STREET - Special Permit, Coastal Site Plan Review and Application for Approval of Addition to The Stamford Cultural Resources Inventory (CRI)

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, September 26, 2023, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is requesting the approval for a proposal which preserves the historic home at 18 Taylor Street, retains the existing home at 12 Taylor Street and adds 13 new units of housing for a total of 18 units along with landscaping and site improvements pursuant to Section 7.3. The subject site is within the CAM boundary.

Leonard Braman, Wofsey Rosen Kweskin & Kuriansky representing the applicant, made a presentation and answered questions from the Board. Questions and discussion from the Board centered around the number of units being proposed, the number of BMR units that would result, the number of parking spaces proposed, and the amount of open space available to the future residents. The Planning Board unanimously stated that the additional units above what is allowed as-of-right was an important 'give' to get two BMR units. The Planning Board also unanimously stated that the neighborhood and project would benefit from additional open space that could be attained from reducing the number of parking spaces by two contiguous spaces adjacent to already-provided green space.

After some discussion, the Planning Board unanimously voted to recommended **approval** of **ZB Application #223-36** with the recommendation that [a] the number of parking spaces be reduced from 24.5 spaces to 22.5 spaces and [b] the permeable building coverage be reduced, both of which would aid in the provision of open space for future residents. The Board finds this request, as modified, consistent with Master Plan Category #4 (Residential - Medium Density Multifamily) and specifically, Master Plan Section 6.3 which calls for the protection and preservation of historic structures. The Application also supports the following Master Plan policies and strategies:

- Strategy 6B.2: Maintain inventory of other publicly assisted affordable units (In this case, Section 8 vouchers).
- Strategy 6B.3: Encourage rehabilitation and sound management of small multi-family buildings.
- Strategy 6D.3-a: Promote zoning incentives for historic preservation and adaptive reuse.
- Strategy 6D.3-b: Authorize local designation of historic districts and landmarks.
- Strategy 6C.2: Promote a variety of housing types.
- Policy 7H: Encourage infill development.

Sincerely,

STAMFORD PLANNING BOARD

A handwritten signature in blue ink that reads "Theresa Dell" followed by a stylized flourish or initial "a".

Theresa Dell, Chair

TD/lac

MAYOR
CAROLINE SIMMONS

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



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. Frank W. Petise
Transportation Bureau Chief

DATE: December 7, 2023

RE: Zoning Board Application 223-36

Luke Buttenwieser

Luke Buttenwieser
Transportation Planner

Application #223-36

12 and 18 Taylor Street
G&T Taylor Street LLC

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

- Zoning Board application received August 4, 2023
- Project narrative;
- Development Plan prepared by D'Andrea Surveying and Engineering dated November 6, 2023;
- Zoning Location Survey prepared by D'Andrea Surveying and Engineering dated October 27, 2023; and,
- Parking Assessment memo prepared by AKRF dated September 19, 2023.

Traffic and Parking Impact

1. The Department and the Land Use Bureau have been working on the forthcoming Citywide Parking Study. The proposed on-site parking is in line with the recommendations of the Parking Study. Additionally, the site meets the predicted

parking demand as indicated in the Parking Assessment memo. The applicant has worked closely with the Department on increasing on-site parking and has made changes at the Department's request to increase on-street parking for area residents. The proximity to the train station and downtown supports and encourages reduced car ownership which is in-line with neighborhood demographic trends.

Site Plan

1. The Applicant shall replace the sidewalk in kind along both site frontages.
2. The Department reserves the right to make additional comments during the Building Permit Process.

Signature: Frank W. Petise
Frank W. Petise (Dec 7, 2023 15:33 EST)

Email: fpetise@stamfordct.gov







ZB Application 223-36 18 Taylor Street TTP Review Comments 12-7-23 Signed

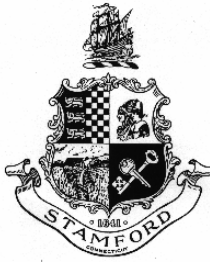
Final Audit Report

2023-12-07

Created:	2023-12-07
By:	Luke Buttenwieser (LButtenwieser@StamfordCT.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAqZ0FIQGPqBDMOwur3ueKaPtbgFFJ6cyS

"ZB Application 223-36 18 Taylor Street TTP Review Comments 12-7-23 Signed" History

-  Document created by Luke Buttenwieser (LButtenwieser@StamfordCT.gov)
2023-12-07 - 2:52:02 PM GMT
-  Document emailed to fpetise@stamfordct.gov for signature
2023-12-07 - 2:52:58 PM GMT
-  Email viewed by fpetise@stamfordct.gov
2023-12-07 - 8:32:41 PM GMT
-  Signer fpetise@stamfordct.gov entered name at signing as Frank W. Petise
2023-12-07 - 8:33:00 PM GMT
-  Document e-signed by Frank W. Petise (fpetise@stamfordct.gov)
Signature Date: 2023-12-07 - 8:33:02 PM GMT - Time Source: server
-  Agreement completed.
2023-12-07 - 8:33:02 PM GMT



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

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

FROM: Jaclyn Chapman, Environmental Analyst

SUBJECT: 12 & 18 Taylor Street, G&T Taylor Street LLC
ZB Application No. 223-36
Maintain dwellings at 12 and 18 Taylor Street and construct 13 new residential units

DATE: August 8, 2023

REFERENCES

- 'Zoning Location Survey', prepared for G&T Taylor Street LLC, 12 & 18 Taylor Street, Stamford, Connecticut, by Robert L. Liddel, Jr., CT LS #15775 of D'Andrea Surveying & Engineering, PC – dated July 24, 2023.
- 'Topographic Survey', prepared for Haimanot Bellete, 12 Taylor Street, Stamford, Connecticut, by Robert L. Liddel, Jr. of D'Andrea Surveying & Engineering, PC – dated October 6, 2022.
- 'Existing Conditions Plan', prepared for G&T Taylor Street LLC, 18 Taylor Street, Stamford, Connecticut, prepared by Leonard C. D'Andrea, CT PE #14869 of D'Andrea Surveying & Engineering, PC – dated May 2, 2023.
- 'Grading Plan – Utility Plan – Sedimentation and Erosion Control Plan – Notes & Details – Low Impact Development Plan', prepared for G&T Taylor LLC, 12 & 18 Taylor Street, Stamford, Connecticut, prepared by Leonard C. D'Andrea of D'Andrea Surveying & Engineering, PC – dated July 24, 2023.
- 'Drainage Summary Report', prepared for G&T Taylor Street LLC, 12 & 18 Taylor Street, Stamford, CT, by Leonard C. D'Andrea of D'Andrea Surveying & Engineering, PC – dated May 2, 2023.
- 'Landscape Plan', prepared for G&T Taylor Street LLC, 12, 16, & 18 Taylor Street, Stamford, Connecticut, by Matthew J. Popp, CT LA #00630 of Environmental Land Solutions, LLC – last revised July 28, 2023.
- 'Building A Architectural Plans', 18 Taylor Street, Stamford CT, by Jia Jua Architect – dated July 19, 2023.
- 'Building C&E Architectural Plans', 18 Taylor Street, Stamford CT, by Jia Jua Architect – dated July 18, 2023.
- 'Building D Architectural Plans', 18 Taylor Street, Stamford CT, by Jia Jua Architect – dated July 28, 2023.

PROPOSAL & SITE CHARACTERISTICS

G&T Taylor Street LLC seeks a Special Permit, Coastal Site Plan Review, and Application for approval as an addition to the Stamford Cultural Resources Inventory to maintain and restore the structure at 18 Taylor Street, maintain the structure at 12 Taylor Street, and construction of 13 new residential units. In 1991 and 2008, the Zoning Board approved a special exception for two prior owners, but those owners did not move forward with the projects. Environmental Protection Board permit #1617 was granted in April 2016 for the construction of new multi-family dwellings and associated site work, but this project was not completed.

The site will be maintained as residential housing and the applicant proposes to deed-restrict two units of below-market-rate housing to preserve as affordable for the life of the building. The proposed development has 21.5 parking spaces for the 18 units, with one EV charging station. Further, the applicant has provided a landscaping plan to enhance natural features for the property. The property is approximately 24,492 square feet and is located along the east side of Taylor Street, approximately 140 feet south of the intersection with Richmond Hill Avenue. The parcels are identified as follows in the records maintained by the Stamford Tax Assessor:

Address	Lot No.	Account	Card	Map	Block	Zone	Area
12 Taylor Street	21PT022	001-9860	E-002	126	15	R-MF	<u>+0.22 Acres</u>
18 Taylor Street	A	004-1371	E-003	126	15	R-MF	<u>+0.35 Acres</u>

The proposed project site consists of two lots, each located in a densely populated urban area between Taylor and Mission Streets. 12 Taylor Street contains a two-family dwelling with a paved driveway and parking area, garage, picket fence, and a concrete retaining wall. The rest of the property consists of lawn. 18 Taylor Street contains a three-family historical dwelling located close to Taylor Street, which is to be restored as part of the proposed development. The remainder of the property consists of a driveway, small, paved parking area in the central portion, lawn, and a contractor's yard in the far eastern portion that stretches to Mission Street. The property is surrounded by dense, primarily residential development, as well as commercial development.

Wetland soils have not been identified on the site. The soils on the parcels are characterized as 'Urban Land (307)' ("Web Soil Survey": <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>, accessed August 8, 2023).

DISCUSSION

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 development does not meet the Coastal Site Plan Review exemptions under Section 15.A.1.j. of the Coastal Area Management Regulations for the City of Stamford.

The policies and use guidelines of the CAM Act require the applicant to evaluate potential beneficial and adverse impacts to coastal resources and describe proposed methods to mitigate any adverse effects of the project. In this case, the applicant must demonstrate that the proposal will not impact water quality or drainage, degrade coastal habitats, nor degrade the visual and aesthetic characteristics of the property. The applicant has addressed these concerns in the following manner:

- To preserve water quality during construction, the applicant has provided a sediment and erosion control plan consisting of perimeter silt fencing, anti-tracking pad at the construction entrance, designated stockpile areas, inlet protection, and final stabilization measures. The applicant has provided a landscaping plan to enhance the natural features and as mitigation for the tree removals required to develop the site.
- According to the project engineer, the improvements will result in a net increase in impervious coverage of approximately 10,444 square feet. To mitigate for this increase, 35 Cultec units, a permeable driveway, and a level spreader will be installed to treat runoff from the proposed units and driveways. The project engineer confirms that the proposed construction will not impact drainage, downstream areas, or city owned drainage facilities. Stamford Engineering Bureau is currently reviewing this application.
- The proposed residential units will not degrade the visual or aesthetic characteristics of the property. The project features will also not impair any neighboring property owner's ability to view the Long Island Sound as it is located in an already densely populated urban area.

RECOMMENDATIONS

Based on this review, the Zoning Board may conclude that the proposed activities are consistent with the minimum requirements of the Connecticut Coastal Management Act and Stamford's Municipal Coastal Program. EPB staff has no objections to the proposed development with recommended conditions to minimize potential impacts from the proposed development provided below:

- 1) Work shall conform to the following plans:
 - a) 'Grading Plan – Utility Plan – Sedimentation and Erosion Control Plan – Notes & Details – Low Impact Development Plan', prepared for G&T Taylor LLC, 12 & 18 Taylor Street, Stamford, Connecticut, prepared by Leonard C. D'Andrea of D'Andrea Surveying & Engineering, PC – dated July 24, 2023.
 - b) 'Landscape Plan', prepared for G&T Taylor Street LLC, 12, 16, & 18 Taylor Street, Stamford, Connecticut, by Matthew J. Popp, CT LA #00630 of Environmental Land Solutions, LLC – last revised July 28, 2023.
 - c) 'Building A Architectural Plans', 18 Taylor Street, Stamford CT, by Jia Jua Architect – dated July 19, 2023.
 - d) 'Building C&E Architectural Plans', 18 Taylor Street, Stamford CT, by Jia Jua Architect – dated July 18, 2023.
 - e) 'Building D Architectural Plans', 18 Taylor Street, Stamford CT, by Jia Jua Architect – dated July 28, 2023.
- 2) Prior to endorsement for the issuance of a Building Permit, final approval by the Engineering Bureau.
- 3) 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.
- 4) Submission of a performance bond or certified check or other acceptable form of surety to secure the timely and proper performance of sediment and erosion/construction controls, drainage, professional supervision and certifications. A detailed estimate of these costs with a 15% contingency 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.
- 5) Work areas shall be staked in the field by a Connecticut surveyor prior to the start of any site activity.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) 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.

- 10) 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.
- 11) All landscaping shall be implemented under the supervision of a certified landscaping professional with written certifications (signed/letterhead) submitted to EPB Staff prior to the issuance of a certificate of occupancy and release of surety.
- 12) Filing of a standard, City of Stamford, landscape maintenance 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.

Thank you for the opportunity to provide these comments.

From: Armstrong, Chad <CArmstrong1@StamfordCT.gov>
Sent: Thursday, September 14, 2023 10:26 AM
To: Mathur, Vineeta <VMathur@StamfordCT.gov>
Cc: Martino, Robert <RMartino@StamfordCT.gov>
Subject: RE: 12 18 Taylor Street Project - Application 223-36

Good Morning Vineeta,

I have reviewed Application 223-36 G & T Taylor Street LLC, 12 and 18 Taylor Street Project and would like to see the 20ft minimum Fire Department Access from Taylor Street through Mission Street. FM office has no objections to the application.

Be Safe,

Chad Armstrong
Assistant Fire Marshal (FM 102)

Stamford Fire Department
888 Washington Blvd. 7th fl
Stamford, CT 06901
Desk: (203) 977-4843
Main: (203) 977-4651
Cell: (203) 223-2418
CArmstrong1@stamfordct.gov

RECEIVED
SEP 14 2023
ZONING BOARD

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Caroline Simmons



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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

September 13, 2023

Vineeta Mathur, Principal Planner
Land Use Bureau
City of Stamford
888 Washington Boulevard,
Stamford, CT 06901

RE: ZB APPLICATION #223-36 - 12 & 18 TAYLOR STREET - CRI APPLICATION

City of Stamford Zoning Board:

Please be advised the Historic Preservation Advisory Commission held a duly noticed Public Hearing on Zoning Board Application #223-36 on September 12, 2023 to add the property known as 18 Taylor Street (as noted above) to the City of Stamford Cultural Resources Inventory (CRI). The application is based on satisfaction of Criteria A and C of Section 7.3 of the Zoning Regulations.

Upon reviewing the submitted documents and consideration of testimony received during the Public Hearing, we recommend approval of the application based on satisfaction of Criteria A and C.

Sincerely,

David Woods, Chairman
Historic Preservation Advisory Commission

cc: Ralph Blessing, Land Use Bureau Chief

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, Principal Planner, Land Use Bureau
From: David W. Woods, AIA, NCARB, LEED-AP
Subject: HPAC Commission Resolution for 12 & 18 Taylor Street
Date: HPAC review date September 12, 2023 - Issue September 13, 2023
Application: **ZB Application #223-36 - 12 & 18 Taylor Street**

At the HPAC Regular Meeting held Tuesday, September 12, 2023, the Commission was presented with the Special Permit application for renovation/restoration of a residential structure at 12 & 18 Taylor Street with a residential addition. It is understood the units within 18 Taylor Street will be renovated and the exterior will be restored. The project has been submitted for consideration under Section 7.3 of the Zoning Regulations. The following is a record of the Commission's discussion.

The Commission would like to commend the Owner for filing a Section 7.3 application to save this important structure. By unanimous vote, the Commission supports the proposed plans presented with these important comments and issues to be included in the design:

1. It is important to use a 2 over 2 window configuration for all windows that match the restored 18 Taylor Street. The Owner may choose to restore the original windows at 18 Taylor Street. They may also choose to purchase new windows which match that same profile. Attention to energy conservation is encouraged by HPAC. The Commission further requested the new construction use the same window profile and shapes.
2. The Owner has indicated they will use James Hardie plank siding. It is understood the color is to be selected. (A white color was indicated.) PVC (composite wood) trims are allowed. The Owner may decide to restore the existing cedar siding at 18 Taylor Street. In that case the parts that are replaced should match the cedar plank shape that exists on the building. Hardie siding will be used on the new construction. The Owner was requested to provide additional care in matching the Hardie color with the restored cedar plank color. (See Note 5 below.)
3. It was recommended additional green space be provided. The Commission noted that there is an existing driveway off Taylor Street that should be converted to green space. The Owner will evaluate this request along with the need for parking and the City's parking requirements.
4. The new residential building side face that faces Mission Street should be evaluated by the design team. The Owner indicated there will be an additional tree planted. The Commission requested an evergreen tree and that the green space is maximized.

5. The Commission generally agreed to the colors presented: Newbury blue accents, Nantucket gray trims, and white clap board siding. The Commission requested the white color be submitted. Special attention should be paid to matching the Hardie siding with the preferred white color at the 18 Taylor Street building. There is a request that both the new and restored buildings are the same white color.
6. The design team will check the existing trims on the historic structure and will restore those.

The Commission requests that the development team return with progress plans and details for final review. It was further requested that the window selection be presented to the Commission. It is agreed the plans and the windows can be submitted to the Land Use Bureau for Commission review and can be done online (electronically) for final approval. If the Owner wishes to take exception to the notes provided, they have the option to return to the Commission for a public presentation and a vote.

In granting support for the project design, the Commission understands the Owners have already submitted the project to the City's Cultural Resources Inventory.

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

Once again, we thank the Owner for their presentation to the Commission.

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

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

November 15, 2023

To: Vineeta Mathur Principal Planner

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

Subject:

**12 & 18 Taylor Street - G&T Taylor Street LLC
Zoning Application No. 223.36**

The Engineering Department has reviewed the following plans and documents for the construction of a multi-family residential development:

- Drainage Summary Report, dated 5/2/2023, revised 9/21/23 and 11/6/2023, prepared by D'Andrea Surveying & Engineering, PC
- Zoning Location Survey, dated 7/24/23, prepared by D'Andrea Surveying & Engineering, PC
- Site Plan Review Set Residential Development Location 12 & 18 Taylor Street Stamford, Connecticut Prepared For G&T Taylor Street LLC, dated 9/21/23, revised 11/6/23, prepared by D'Andrea Surveying & Engineering, PC

The engineer of record, Leonard C. D'Andrea, P.E., 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 impact adjacent or downstream properties or City owned drainage facilities."

The Engineering Department offers the following comments to be addressed by an engineer licensed in the State of Connecticut;

- 9) Provide oil separator to treat runoff from surface parking areas prior to discharging into infiltration systems.
- 15) Review drainage model for control structures and overflows and elevations for POC A and POC B.
- 19) Only storage that is a minimum of 1 foot above mottling shall be considered as storage below the permeable pavement. Review storage volume in model. Review bottom elevations of stone and mottling, specifically the upper reservoir.
- 21) Provide inlet analysis. Reduce depth and spread at CB#1. Clarify tributary area.
- 29) Consider using an alternative infiltration system.

30) Reduce increase in runoff volume to POC "A". This may be achieved by piping the entire roof area of Building D to an infiltration system and reducing the gravel area in the access drive.

31) How will the porous pavement be maintained.? Will there be an on-site machine.

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

CC: Len D'Andrea, PE
Robert Clausi

Reg. No. 331

MAYOR
CAROLINE SIMMONS



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

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Tuesday, September 26, 2023

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

Subject: Application 223-36 G&T Taylor Street LLC, 12 and 18 Taylor Street, Stamford, CT.

Dear Ms. Mathur:

The Stamford Harbor Management Commission (SHMC) has reviewed the above-referenced application for Special Permit, Coastal Site Plan Review, and Application for Approval of Addition to the Stamford Cultural Resources Inventory submitted to the Zoning Board by G&T Taylor Street LLC (the Applicant), c/o Leonard Braman, Wofsey, Rosen, Kweskin and Kuriansky, [600 Summer Street, Stamford, CT](#). The Applicant is requesting approval of a proposal involving preservation of the existing historic home at 18 Taylor Street, retention of the existing home at 12 Taylor Street, and addition of 13 new housing units (for a total of 18 units including requested bonus density units), along with landscaping and site improvements.

As the proposed project is located within the coastal boundary and affects 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. 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 considered this application during its meeting on September 19, 2023 with the understanding, based on information provided by the Applicant, that the project is expected to result in a significant improvement in existing 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 review the proposal 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

A handwritten signature in black ink, appearing to read 'D. Ortelli', with a long horizontal line extending to the right.

Dr. Damian Ortelli

Chairman, Stamford Harbor Management & Shellfish Management Commissions

cc:

Leonard Braman, Applicant's Representative

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