

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

January 22, 2024

To: Vineeta Mathur Principal Planner

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

Subject:

**66 Stillwater Avenue - Pacific House Inc. & Mica Development Co LLC
Zoning Application No. 223-44**

The Engineering Bureau received documents proposing to construct an 18-unit deeply affordable residential building along with associated landscaping and parking. The property is located within the V-C (Village Commercial) zoning district.

The following documents were reviewed:

-Zoning Site Plan Depicting 66 Stillwater Avenue Prepared for MICA Development Co. LLC" by Redniss & Mead dated 11/15/23

-SE-1 through SE-6 "Depicting 66 Stillwater Avenue Prepared for MICA Development Co. LLC" by Redniss & Mead dated 11/15/23

-"Topographic Survey of Property at 66 Stillwater Avenue Prepared for Stillwater Properties, LLC" by D'Andrea Surveying & Engineering, P.C. dated 12/18/19

-"Site Engineering Report 66 Stillwater Avenue Prepared for MICA Development Co. LLC" by Redniss & Mead dated 11/15/23

The Engineer of Record Andrew Kuzmich, 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."

The Engineering Bureau does not object to this application proceeding with the Zoning approval process; however, the following must be addressed by a CT Professional Engineer prior to Building Permit issuance:

1) Site Engineering Report: The Proposed Stormwater Management Practices section refers to a storm sewer main extension design and profile. A storm sewer connection is shown in the plan set and a profile has not been provided. Clarify.

- 2) Revise the drainage model to reduce the proposed hydraulic volumes to Stillwater Avenue.
- 3) Device 3 invert on Pond 3P Summary should be 40.5.
- 4) Storm sewer connections to the City storm sewer must be via a manhole. The catch basin to manhole conversion is not preferred and the City's Regulatory Compliance Officer who is responsible for maintaining City storm infrastructure, needs to also approve the conversion. It appears that a direct connection to the existing City storm manhole is feasible.
- 5) Retaining wall (by others) must be designed by a CT Professional Engineer if walls will exceed 3 ft in height or if the walls will support surcharge. Provide details.
- 6) The Site Utility Plan shows a junction box with a grate. Revise to show a solid top on the junction box or revise the layout if the junction box is supposed to be an area drain, since direct drain-to-drain connections are not permitted.
- 7) Revise the asphalt trench repair detail to show a binder course thickness of 4 1/2" since Stillwater Avenue is an arterial road.
- 8) Add a junction box detail with an H20 load rating.
- 9) The stormwater metering manhole must be H20 load rated.
- 10) Add the City manhole invert detail.
- 11) Add 1/2" preformed expansion joint material between the curb and sidewalk on the Concrete Curb detail.
- 12) The asphalt pavement detail on sheet SE-5 should refer to CT DOT Form 818.
- 13) Provide a signed and sealed Topographic Survey.
- 14) The Engineering Bureau reserves the right to make additional comments.

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

CC: Andrew Kuzmich

Reg. No. 14

MAYOR
Caroline Simmons



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

**CITY OF STAMFORD
PLANNING BOARD
LAND USE BUREAU**

888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

RECEIVED

JAN 11 2024

PLANNING BOARD

January 11, 2024

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

RE: ZB APPLICATION #223-44 - PACIFIC HOUSE, INC & MICA DEVELOPMENT COMPANY, LLC - 66 STILLWATER AVENUE - Site & Architectural Plans and/or Requested Uses, Coastal Site Plan Review and Special Permit

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, January 9, 2024, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing the construction of an eighteen (18) unit deeply affordable residential building along with associated landscaping and parking. The property is located within the V-C (Village Commercial) Zoning District.

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

After some discussion, the Planning Board unanimously voted to recommended *approval* of **ZB Application #223-44** as it is aligned with the intent of Master Plan Category #6 (Commercial - Neighborhood Business). The Board felt that this is a perfect site for this project and liked the fact that there are other facilities close by. This Master Plan Category is intended to provide for and promote pedestrian-scaled "Main Street" environments. The design of the proposed building (articulation of stories, use of materials, and position towards the street with parking in the rear) supports a pedestrian-scaled "Main Street" environment. The density of the building also supports the "Main Street" environment and is aligned with the surrounding densities and the following specific policies and strategies:

- WS1.3: Support the efforts of the West Side Neighborhood Revitalization Zone (NRZ) and other neighborhood associations working to improve the overall quality-of-life for the residents and workers of the West Side and Waterside neighborhoods.
- 6C.2: Promote development of a variety of housing types.

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac

MAYOR
CAROLINE SIMMONS

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



TRANSPORTATION BUREAU CHIEF
FRANK W. PETISE, PE
Email: fpetise@stamfordct.gov

RECEIVED

JAN 22 2024

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

ZONING BOARD

INTEROFFICE MEMORANDIUM

TO: Zoning Board Office

FROM: Frank W. Petise, PE
Transportation Bureau Chief

DATE: January 16, 2024

RE: Zoning Board Application 223-44

[Handwritten signature]

[Handwritten signature]

Jianhong Wang, PE, PTOE, RSP1
Traffic Engineer

Application #223-44

66 Stillwater Avenue
Pacific House Inc

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

- Zoning Board application received December 14, 2023;
- Project Narrative dated December 1, 2023;
- Landscape Plan prepared by Environmental Land Solutions dated December 1, 2023;
- Topographic Survey prepared by D'Andrea Surveying & Engineering dated December 18, 2019;
- Civil Site Set prepared by Redniss & Mead dated November 15, 2023; and,
- Architectural Plans prepared by AWA Design Group P.C dated November 16, 2023.

Civil Site Plan

1. It appears that one of the existing on-street parking spaces along the site frontage on Stillwater Avenue will be removed for the construction of the proposed site driveway. The Site Plan should be revised to show the existing, existing to be removed, proposed and/or relocated on-street parking spaces along the site frontage associated with the site

development. The Site Plan should also show all existing and proposed signs and pavement markings along the site frontage. The applicant is required to reinstall signs and pavement markings deemed necessary as part of the site development.

2. Please clarify the total number of parking spaces on the site. The Zoning Site Plan indicates the site will provide 7 parking spaces and 1 ADA space, while the Architectural Plan shows parking spaces and 1 ADA space. Please show the dimensions of the proposed parking spaces on the Site Plan.
3. The layout of the proposed ADA space on the Site Plan appears to block access to the lobby and elevator and is not ADA compliant. Please revise.
4. Provide reflective tape around the supporting columns in the parking area.
5. Change the orientation of the bike parking corrals in the garage so bikes can access them.
6. Provide signage for the proposed ADA Van Accessible parking space.
7. Install Stop sign exiting the driveway.
8. Provide a speed bump for exiting the driveway.
9. Provide City standard streetscape design for sidewalk. Include streetlight. Department is agreeable to utilizing the existing sidewalk width.
10. Remove the tracking pad from the City ROW.
11. Provide specifications for the proposed signage and pavement markings.
12. Curb to curb restoration of Stillwater Avenue is required at the end of construction subject to the Engineering Bureau review.
13. Provide a Construction Parking Management Plan prior to Building Permit Issuance.
14. Provide a Maintenance and Protection of Traffic Plan prior to Building Permit Issuance.
15. Detectable warning strips shall be included on the sidewalk where the driveway crosses the sidewalk.
16. Provide a free path of 4 feet along the sidewalk and the sidewalk shall run flush across the driveway apron.

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: February 12, 2024
To: Vineeta Mathur, Associate Planner
From: Ann Brown, P.E., Supervising Engineer *AMB*
Subject: **Application 223-44- Pacific House Inc. & Mica Developments Co LLC, 66 Stillwater Avenue, Stamford, CT – Site and Architectural Plans and/or Requested Uses, Coastal Site Plan Review, and a Special Permit.**

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

Application 223-44 – Site & Architectural Plans and/or Requested Uses, Coastal Site Plan Review, and a Special Permit

The Stamford WPCA has reviewed the referenced application for Site & Architectural Plans and/or Requested Uses and a Special Permit and provides the following comments:

Sanitary Lateral

- 1) As noted on the Site Utility Plan dated 11/15/23 prepared by Redniss and Mead, the contractor/developer must videotape the existing sanitary lateral to the public sanitary sewer line. A copy of this video must be provided to SWPCA for review to determine if the existing lateral can be re-used.

Covered Parking Garage Drains

- 2) The wastewater generated by covered parking garage drains shall be directed to an adequately sized SWPCA approved treatment system (Oil/Water/Grit/Sand Separator).
 - a. Sizing calculations for the chamber are based on the maximum flow, including but not limited to power washing the garage. A minimum 1,500-gallon capacity and six-hour retention time is required. The treatment system shall meet all the requirements outlined Appendix H: (12) of the 2020 State of CT DEEP General Permit for Discharges from Miscellaneous Industrial Users.
 - b. Provide a Cross Section/Installation Detail of the Oil/Grit Separator with pertinent installation requirements (i.e. H₂O loading, high water table, proper venting, etc.). Below the detail, please add the following language:

“The oil/grit separator shall be installed in accordance with all applicable codes and with strict adherence to the manufacturer instructions, specifications, and recommendations. Prior to backfilling, all necessary inspections and approvals shall be obtained (i.e. Building Dept., Design).



- 3) No less than 60 days in advance of the CO, TCO, or PCO, the owner/operator(s) of the development shall complete and submit to SWPCA for review and approval, CT DEEP's Miscellaneous General Permit for Discharge from Industrial Users (MIU GP) Notification Form associated with the parking garage sanitary wastewater treatment system. A signed post construction Operation and Maintenance Manual shall be attached to the Notification Form and shall include the manufacturer's maintenance requirements and the following language:
 - a. Inspections:
 - i. Inspections of the treatment system shall include but not limited to the oil/sand separator and components thereof, all floor drains, troughs, piping that collect transport and discharge wastewater into the chamber, and piping that transport wastewater from the chamber to the sanitary. The amount of oil, grit, sand, and debris observed in the chamber shall be measured and recorded.
 - ii. Sand, grit, oil, and debris observed in all other components of the treatment system shall be identified and noted on the Log Sheets as light, moderate, or heavy amounts. Post pump-out inspections of the empty chamber shall occur to determine if it is structurally intact and watertight. The findings shall be noted on the Log Sheets.
 - b. Maintenance
 - i. Routine maintenance of the treatment system shall occur by clearing all drains, troughs, and the conveyance system of oil, grit, sand, and debris. The chamber shall be completely cleaned by a certified waste hauler. At no time shall the combined amount of oil, grit, sand, and debris in the chamber equal to or exceed 20% of the total volume capacity. The contents removed from the treatment system shall be properly transported and disposed of in accordance with all applicable laws and regulations. Broken or deteriorated components of the treatment system shall be immediately repaired or replaced.
 - c. Frequency of Inspections and Maintenance
 - i. The treatment system shall be inspected on a monthly basis. The chamber and all other components of the treatment system shall be completely cleaned no less than twice per year.
 - ii. More frequent cleaning intervals of the treatment system may become necessary. In some instances, a waiver may be granted by SWPCA to perform less inspections and maintenance on the treatment system. The request to obtain a waiver must be put in writing and shall be accompanied with supporting documentation as to why the waiver is being requested.
 - d. Record Keeping and Reporting
 - i. All inspection findings, maintenance activities, and repairs shall be recorded on the Inspection and Maintenance Log Sheets. Log sheet entries shall be complete with the date and type of service, the qualified individual name and title, signature, inspection findings, quantities observed and/or removed from the treatment system, maintenance work performed, etc. All pumping reports shall

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

include the date and time the chamber was pumped, the name, address, and phone number of the certified hauler, the total volume removed and what percentage of the volume was oil and solids, the location and phone number of the approved disposal site and date of disposal. Copies of all documents relating to the inspection and maintenance of the treatment system (i.e. pumping reports, inspections reports, manifests, service contracts, receipt, etc.) shall be kept on file with the Log Sheets.

- ii. No later than December 15th of each calendar year, copies of the previous 12 months of Log Sheets and all related documents described above shall be mailed to SWPCA at the following address:

Stamford Water Pollution Control Authority
Attn: Regulatory Compliance Inspector
111 Harbor View Avenue, Building 6A
Stamford, CT 06902

Connection Charge

- 4) A Connection Charge may be assessed by the SWPCA in accordance with the City Charter of the City of Stamford (Sec. 200-41) and as provided by state law (Connecticut General Statutes §7-255). The issuance of a Certificate of Occupancy (CO) signals the completion of construction, and the CO is therefore, the starting point of the Connection Charge process. Once each year the CO's issued (starting with March first and running through the end of February the following year) are reviewed to determine those that reflect a change in sewer usage. Those properties reflecting additional sewer units will receive an assessment in the fall following the above time period. Connection Charges are based on a "Sewer Unit" system. Please be aware that the connection charge can be substantial. Questions regarding connection charge fees should be directed to the WPCA's Supervising Engineer, Ann Brown, via email ABrown2@stamfordct.gov or phone 203-977-5896.

SWPCA has no objection to the application continuing with the approval process.

SWPCA reserves the right to make additional comments.

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

Stamford WPCA, 111 Harbor View Ave., Stamford, CT 06902



Connecticut Department of Energy & Environmental Protection

LAND & WATER RESOURCES

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 12/21/23 by (indicate all that apply): hand fax e-mail U.S. mail

APPLICANT NAME: Pacific House Inc. and Mica Development Co., LLC
MAILING ADDRESS: c/o Raymond Mazzeo, AICP, Redniss and Mead, 22 First Street, Stamford CT 06905
PROJECT ADDRESS: same as above

PROJECT DESCRIPTION:

Applicant is proposing the construction of an 18-unit affordable housing residential building, parking lot and landscaping. Property is located in a FEMA delineated Unshaded X-Zone.

LWRD reviewer
KAM

Date plans were received by LWRD:
12/14/23;
Date Comments are Due: 1/18/24

Date LWRD review
completed: 12/20/23

Most recent revision date on plans:
3/24/23

Plan title: Topographic 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 the construction of an 18-unit affordable housing residential building, parking lot and landscaping. Property is located in a FEMA delineated Unshaded X-Zone.

Comments/Recommendations:

- There are no comments for the proposed project at this time.

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:

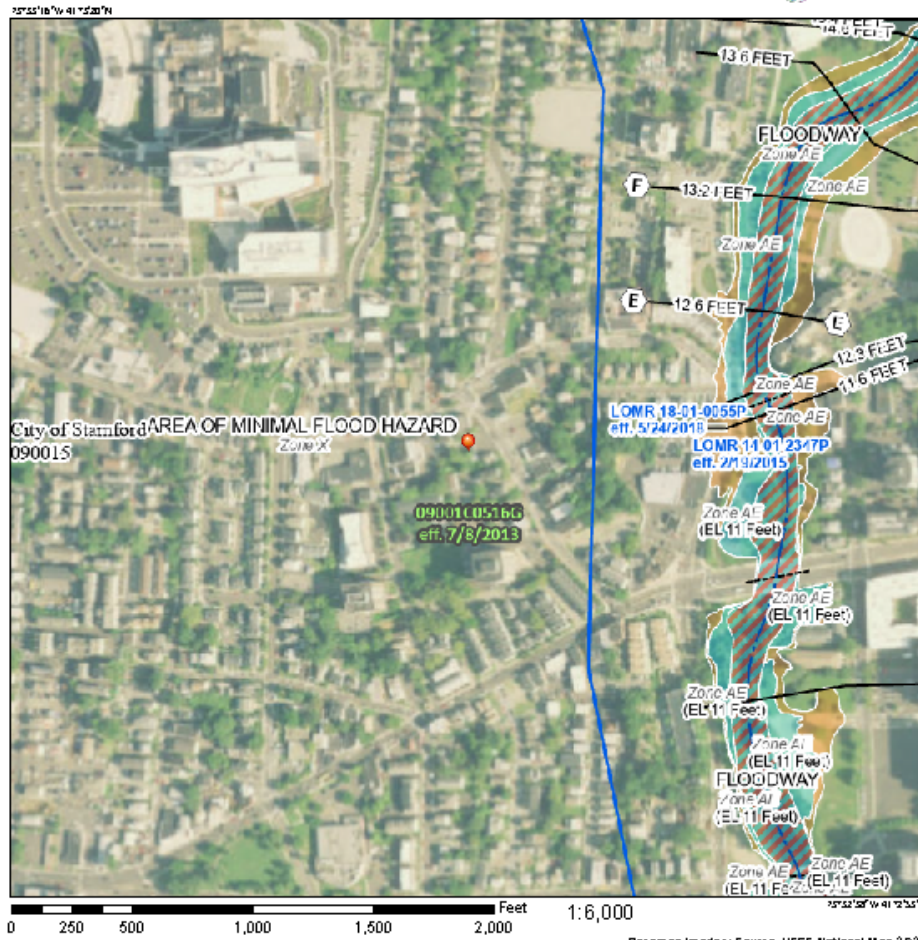
Karen Michaels, EA III
 Planning Section,
 Land and Water Resources Division
 CT DEEP
 Karen.Michaels@ct.gov

copy/ies provided to

LWRD Reviewer Initials: KAM
 Date: 12/20/23

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 PANELS LIST

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A1, A2
- With BFE Depth Zone A1, A2, A3, A9
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depths less than one foot or with average areas of less than one square mile Zone C
- Future Conditions 1% Annual Chance Flood Hazard Zone C
- Area with Reduced Flood Risk due to Levee, See Maps, Zone F
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone E
- Effective IOMAs
- Area of Unincorporated Flood Hazard Zone D

GENERAL STRUCTURES

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

OTHER FEATURES

- 26.2 Cross Sections with 1% Annual Chance
- 12.5 Water Surface Elevation
- 3 Coastal Transition
- 10 Base Flood Elevation Line (BFE)
- Link of Survey
- Jurisdiction Boundary
- Coastal Transition, Baseline
- Profile Baseline
- Hydrographic Feature

NFP 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 requirements for the use of digital flood maps if it is the only one available. The baseline shown complies with FEMA's baseline requirements.

The flood hazard information is derived directly from the authoritative NFI web services provided by FEMA. This map was updated on 10/14/2023 at 1:55 PM and does not reflect changes or amendments subsequent to this date and time. The NFI and effective information may change or become superseded by new data over time.

This map image is valid for the use or reuse of the following map elements as they appear: baseline 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.

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

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

Subject: Application No. 223-44
66 Stillwater Avenue
Pacific House Inc. & Mica Development Co. LLC.
Site & Architectural Plans and/or Requested Uses, CSPR, and Special Permit

Date: January 30, 2024

Environmental Protection Board Staff has reviewed the plans submitted for the proposed Application and has no objections. However, the following conditions are recommended to minimize potential impacts from the proposed development:

1. Where possible, eliminate areas of pavement south of the building and add water quality measures, to better incorporate the principles of “low impact development.”
2. Submission of a performance bond, certified check, or other acceptable form of surety to secure the timely and proper performance of sediment and erosion controls, drainage, landscaping, professional supervision, and certifications. A detailed estimate of these costs is to be supplied to EPB Staff for approval. The performance surety shall be submitted to EPB Staff prior to the start of any site activity and issuance of a building permit.
3. 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.
4. All approved landscaping and mitigative measures shall be conducted under the supervision of a qualified landscaping professional with written certifications submitted to EPB Staff prior to the receipt of a signature authorizing the issuance of a certificate of occupancy and release of surety.
5. Submission of standard, City of Stamford landscape maintenance agreement to ensure the success of landscape features prior to the receipt of a final certificate of occupancy and return of surety.
6. 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.

Thank you for the opportunity to comment.

ZB# 223-44

Good Morning Vineeta,

After the Fire Marshal Office review, the following has been noted:

"General Report

City of Stamford Fire Marshals Office
888 Washington Blvd, Stamford, Ct, 06904
Office: (203) 977-4651

Business Name Address Suite

-- 66 STILLWATER AVE --

Inspection Results:

N/A

ITEM: Inspection Results

Inspection Note

Conducted a preliminary plan review for 4 story-18 unit apartment building for MICA/Pacific House development. Plans show 2 stairways, Elevator lobby and parking below units at street level. // FIRE DEPT ISSUES NOTED: Limited access to rear of structure due to inability to access with an apparatus. Sprinkler system and standpipe will be required for parking area due to inability to access rear of structure with apparatus. Approval recommended."

Any further questions, feel free to respond and during the Plan review process, all Life Safety systems will be addressed.

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

FEB 7 2024

ZONING BOARD