

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

February 15, 2024

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

**RE: ZB APPLICATION #223-39 - KCI SUMMER, LLC -
1911 SUMMER STREET - Text Change**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, February 13, 2024, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing amendments to Section 7.3 of the Zoning Regulations to grant the Zoning Board the authority to reduce or waive the minimum distance of parking areas from lot lines and buildings, and the dimension of Parking Spaces used for residential uses upon review by TTP.

Jason Klein, Carmody Torrance Sandak & Hennessey, LLP, along with Elena Kalman, Project Architect, 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 #223-39** and that this request is in general harmony with the 2015 Master Plan and would allow for greater flexibility in meeting the Zoning Regulations and should be considered in the context of increasing the probability and feasibility of preserving historically significant structures in Stamford.

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac

RECEIVED

FEB 15 2024

PLANNING BOARD

CITY OF STAMFORD

MAYOR
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
MATT QUINONES
Email: MQuinones@StamfordCT.gov



CITY ENGINEER
LOUIS CASOLO, JR., P.E.
Email: LCasolo@StamfordCT.gov

INTEROFFICE MEMORANDUM

December 5, 2023

To: Vineeta Mathur Principal Planner

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

Subject:

**1911 Summer Street - KCI Summer, LLC
Zoning Application No. 223-39, 223-40**

The Engineering Bureau received Zoning Application documents for a Text Change proposing amendments to Section 7.3 of the Zoning Regulations to facilitate the construction of residential uses located on corner lots and to grant the Zoning Board the authority to reduce setbacks applicable to on-site parking areas. Also received was an application proposing Critical Reconstruction of a historic house and construction of 4 new townhouses attached to the rear along with landscaping and on-site parking.

The following documents were reviewed:

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- "SP-1 Proposed Site Plan Prepared for Daniel Kolich 1911 Summer Street" by Ahneman Kirby latest revision 9/21/23

- "SP-2 Proposed Site Details Prepared for Daniel Kolich 1911 Summer Street" by Ahneman Kirby dated 3/28/22

- "Stormwater Management Report Prepared for Daniel Kolich 1911 Summer Street" by Ahneman Kirby dated 7/24/23

The Engineer of Record Keith Werner, P.E. of Ahneman Kirby, LLC 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 the Text Change since it does not affect the authority of this department. Regarding the reconstruction of the historic house and construction of 4 new townhouses, the Engineering Bureau previously reviewed Zoning Board of Appeals documents for this project and the following items numbered from that review are still outstanding and are to be addressed by a CT Professional Engineer PRIOR to Zoning Board approval:

2) Connections to the City storm system must be via manhole and a Storm Sewer Connection Waiver will be

required.

- 5) Protect the infiltration system from over compacting during construction. Add a note to the Site Plan.
- 6) Provide a construction sequence, which shall include the protection of the infiltration system.
- 7) An additional test pit and saturated hydraulic conductivity test are needed in the proposed infiltration area. Provide the results.
- 8) Identify proposed pipe types, lengths, diameters, slopes and functions.
- 10) Add hay bales or silt fence on the eastern and southern property lines in the area of work.
- 11) Identify all proposed grading.
- 12) Provide a detail of the parking area.
- 13) Show inlet protection for all catch basins and inlets.
- 15) Provide survey references on the Site Plan.
- 16) Add a sump elevation for CB #1 callout.
- 17) Extend the length of the anti-tracking pad.
- 19) A Drainage Maintenance Agreement will be required.
- 20) Identify the location of the construction vehicle staging area.

In addition to the above comments, the Engineering Bureau determined that the following must also be addressed prior to Zoning Board approval:

- A) Provide additional plan sheet(s) to clearly show the utility and drainage information, erosion and sediment controls and other site information, as well as all 4 proposed townhouses.
- B) The Stormwater Management Report states that 3 catch basins will collect the parking lot drainage, however, only 1 catch basin is shown on the Site Plan. Clarify and clearly show proposed contours.
- C) Provide a permanent insert for CB #1 for Water Quality improvement.
- D) Eliminate the 90 degree bend in the pipe from the infiltration system to the outlet control structure. The maximum allowable bend is 45 degrees, unless there is a structure at the bend.
- E) Pervious pavers are not permitted in parking areas without Water Quality pretreatment.
- F) Add inlet protection to the Legend.
- G) The symbols for tree protection and tree removal are too similar. It appears that the triangle on the east property line and the X on the south property line identify tree protection and tree removal. Clarify.
- H) Verify with the Zoning and Traffic Departments if the planted buffer along the 5th Street frontage is permitted.
- D) Add a catch basin inlet protection detail.

- J) Add a detail for the permanent insert for Water Quality improvement.
- K) Catch basins in parking lot areas must be H20 load rated. Add this to the detail.
- L) Provide an infiltration test and test pit within the footprint of the proposed infiltration system. The infiltration test results provided have varied time intervals and the inches dropped is not accurate for all time periods. The percolation rate should be shown in inches per minute, not minutes per inches. Clarify the type of infiltration test to be performed, to confirm compliance with the Stamford Drainage Manual.
- M) Revise the drawdown calculations for the correct infiltration rate and test location.
- N) Show all pipe connections to the infiltration system.
- O) Use a minimum Tc of 5 minutes for existing and proposed conditions in the drainage model.
- P) Provide a draft Drainage Maintenance Agreement.
- Q) An Excavation Permit will be required.
- R) The Engineering Bureau reserves the right to make additional comments.

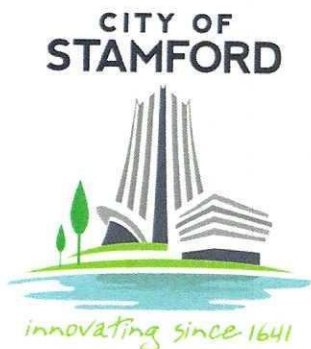
Please contact me at 203-977-4003 with any questions.

CC: Keith Werner

Reg. No. 349

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.
Transportation Bureau Chief


Luke Bittenwieser
Transportation Planner

DATE: March 4, 2024

RE: Zoning Board Application 223-39

Application #223-39

1911 Summer Street
KCI Summer LCC

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

- Zoning Board application received October 31, 2023;
- Traffic & Parking Memorandum prepared by Kimley Horn dated July 26, 2023;
- Civil Engineering Plans prepared by Ahneman Kirby dated August 16, 2021;
- Landscape Plan prepared by Environment Land Solutions LLC dated September 29, 2023;
- Architectural plans prepared by Elena Kalman Architect dated February 10, 2023; and,
- Passenger Car Turning Plan prepared by Kimley Horn dated December 1, 2023.

1. Sidewalks along fifth and summer street frontages shall be rebuilt in kind.
2. Driveway aprons shall have flared returns as opposed to radius returns
3. Provide a stop sign and stop bar at the driveway exit
4. Sidewalk shall run flush across the driveway

5. Text change. Remove the following sentence: “The Zoning Board may modify the dimensions of Parking Spaces exclusively used for residential uses as defined by Section 12.A of these Regulations where the Transportation, Traffic & Parking Bureau finds that such modification would not reduce circulation or affect maneuverability of parking operations”. Average vehicle size in the United States has grown steadily, and any decrease in the size of parking spaces beyond the current standard would have an adverse impact on vehicle maneuverability and safety, so this proposed text change is not necessary.
6. The Department has reviewed the traffic and parking memorandum and agrees with its findings related to traffic and parking generation.

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

March 25, 2024

To: Vineeta Mathur Principal Planner

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

Subject:

**1911 Summer Street - KCI Summer, LLC
Zoning Application No. 223-39, 223-40**

The Engineering Bureau received revised Zoning Application documents proposing Critical Reconstruction of a historic house and construction of 4 new townhouses attached to the rear along with landscaping and on-site parking.

The Engineering Bureau previously reviewed and provided comments on this application. The following revised documents are in response to that review:

- "SP-1 Proposed Site Plan Prepared for Daniel Kolich 1911 Summer Street" by Ahneman Kirby latest revision 3/1/24

- "SP-2 Proposed Site Details Prepared for Daniel Kolich 1911 Summer Street" by Ahneman Kirby dated 3/1/24

- "SE-1 Sediment & Erosion Control Plan Prepared for Daniel Kolich 1911 Summer Street" by Ahneman Kirby latest revision 3/1/24

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

- 1) Use a minimum Tc of 5 minutes in the HydroCAD report for existing and proposed conditions. Peak flows and volumes must still be controlled to existing conditions.
- 2) Two test pits and a saturated hydraulic conductivity test are required within the footprint of the proposed infiltration area. Provide infiltration results using consistent time intervals and an approved test method, per the Drainage Manual.
- 3) Revise the drawdown calculations in the Stormwater Management Report using the correct infiltration rate and new infiltration test location.
- 4) The pipe connection to the manhole must be a minimum of 12 inches in diameter. Indicate that the pvc pipe must

be SDR 35 or stronger.

5) A Storm Sewer Connection Waiver will be required.

6) Although a note was added to the Site Plan, also add a note to the Sediment & Erosion Control Plan stating that the infiltration system must be protected from over compaction during construction. Clarify how the system will be protected from construction vehicles given the limited clearance between the system and the southern property line.

7) Provide a detail of the parking lot pavement.

8) The control structure sump depth must be 2 ft (minimum).

9) A new concrete driveway apron and concrete curbing must be installed according to City standards, on 5th Street. Include details in the site plan set.

10) The landscape plans do not show the planting buffer on 5th Street. Clarify if this area will be maintained as grass cover, as it is currently. If not, verify with the Zoning and Traffic Departments if a planted buffer along the 5th Street frontage is permitted and provide a response. Landscape plans to be revised, accordingly.

11) A Drainage Maintenance Agreement must be provided to EPB.

12) Include the Topographic Survey TP-1 in the plan set for the Building Permit submittal.

13) Project Narrative Section B and D of the Stormwater Management Report refer to multiple catch basins collecting site runoff; however, only 1 catch basin is shown on the Site Plan. Revise the Project Narrative for consistency with the submitted site plans.

14) An Excavation Permit will be required.

15) Reference the Topographic Survey TP-1 in the Site Plan survey notes.

16) The Engineering Bureau reserves the right to make additional comments.

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

CC: Keith Werner
Ida Gheibi
Jason Klein

Reg. No. 87



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

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

FROM: Jaclyn Chapman, Environmental Analyst

SUBJECT: 1911 Summer Street
ZB Application No. 223-39, 223-40
Text Change, Special Permit, Stamford CRI Approval

DATE: November 3, 2023

KCI Summer, LLC seeks approval for a text change to facilitate the construction of residential uses located on corner lots and to grant the Zoning Board the authority to reduce setbacks applicable to on-site parking areas. Further, KCI Summer, LLC seeks approval of Site & Architectural Plans and/or Requested Uses, a Special Permit, and an application for approval for addition to the Stamford Cultural Resources Inventory (CRI). The applicant is proposing critical reconstruction of a historic house and constructing four new townhouses attached to the rear along with landscaping and on-site parking. The parcel is identified as follows in the records maintained by the Stamford Tax Assessor:

Address	Lot No.	Account	Card	Map	Block	Zone	Area
1911 Summer Street	1	001-5245	E-102	115	225	C-L & C-B	±0.16 Acres

1911 Summer Street currently supports a two and a half story, wood-shingled dwelling constructed in 1910. The applicant proposes to preserve and maintain the dwelling for residential use. The property is surrounded by 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 09001C0508F, 6/18/2010). 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, special permit, CRI addition, 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.

Revised Application Materials – Appls. 223-39 & 223-40 1911 Summer Street

Armstrong, Chad <CArmstrong1@StamfordCT.gov>

Fri 2/16/2024 12:34 PM

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

Cc: Martino, Robert <RMartino@StamfordCT.gov>

Good Afternoon Vineeta,

Please note the following for Questions to be answered prior to approval:

- **Did not see any life safety plans covered in this project.**
 - **Alarm system design**
 - **Sprinkler system Design to code (NFPA 13 – 13 System, 13 D System or 13 R system)**
- **Curb Cut and width of entrance to units appears to be reduced from the 20ft Curb Cut to 15 Feet. Please provide code flow that allows this reduction**
- **Required two hours separation between existing Historical Building and attached Townhomes on back side of building. Need to make sure all code is noted and followed.**

Please report back your findings to these issues/questions.

Thank you.

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



CONFIDENTIALITY NOTICE: This electronic transmission (and/or any attachments accompanying it) contains information from the Fire Marshal Office, City of Stamford, which may be confidential, privileged or otherwise protected from disclosure. The information is intended to be used solely by the recipient(s) named above. If you are not the intended recipient(s), you are hereby notified that any dissemination, disclosure, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please promptly notify the sender by reply email and destroy the original message.

MAYOR
Caroline Simmons



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PLANNING BOARD
LAND USE BUREAU**
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February 15, 2024

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City of Stamford
Zoning Board
888 Washington Boulevard
Stamford, CT 06902

**RE: ZB APPLICATION #223-39 - KCI SUMMER, LLC -
1911 SUMMER STREET - Text Change**

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Sincerely,

STAMFORD PLANNING BOARD

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

Theresa Dell, Chair

TD/lac

RECEIVED

FEB 15 2024

PLANNING BOARD

CITY OF STAMFORD

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INTEROFFICE MEMORANDUM

December 5, 2023

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- A) Provide additional plan sheet(s) to clearly show the utility and drainage information, erosion and sediment controls and other site information, as well as all 4 proposed townhouses.
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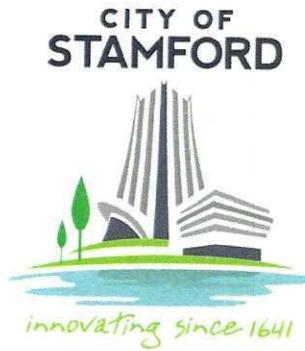
Please contact me at 203-977-4003 with any questions.

CC: Keith Werner

Reg. No. 349

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TRANSPORTATION BUREAU CHIEF
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Email: fpetise@stamfordct.gov

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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 Bittenwieser
Transportation Planner

DATE: March 4, 2024

RE: Zoning Board Application 223-39

Application #223-39

1911 Summer Street
KCI Summer LCC

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6. The Department has reviewed the traffic and parking memorandum and agrees with its findings related to traffic and parking generation.



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

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

FROM: Jaclyn Chapman, Environmental Analyst

SUBJECT: 1911 Summer Street
ZB Application No. 223-39, 223-40
Text Change, Special Permit, Stamford CRI Approval

DATE: November 3, 2023

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- 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.

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: December 12, 2023

To: Vineeta Mathur, Principal Planner

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

Subject: Application 223-39- KCI Summer LLC, 1911 Summer Street, CT – Text Application 223 – 40 - KCI Summer LLC, 1911 Summer Street, CT – Site and Architectural Plans and/or Requested Uses, Special Permit and an application for approval for addition to the Stamford Cultural Resources Inventory (CRI)

The Stamford WPCA has reviewed the above referenced applications and offers comments as follows:

Application 223-39 – Text Change

The proposal has no impact on any authority of this department. The WPCA has no objection to the application continuing with the approval process.

Application 223-40 - KCI Summer LLC, 1911 Summer Street, CT – Site and Architectural Plans and/or Requested Uses, Special Permit, and an application for approval for addition to the Stamford Cultural Resources Inventory (CRI)

Sanitary Lateral

1. Please provide further details as to how the wastewater from the proposed 4-story addition will be collected and conveyed to the city sanitary sewer system. If a new lateral is proposed for the 4-story addition the site plan must show the full routing of the lateral including the proposed connection to the city sewer line. Additionally, a detail showing the connection to the city sewer system would need to be included.

Connection Charge

2. 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

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Ed Kelly, Chairman
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reflect a change in sewer usage. Those properties reflecting additional sewer units will receive an assessment in the fall following the above period. Connection Charges are based on a "Sewer Unit" system. 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 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
Jane Gibeault, Regulatory Compliance Coordinator

MAYOR
Caroline Simmons



CITY OF STAMFORD
PLANNING BOARD
LAND USE BUREAU
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STAMFORD, CT 06904 -2152

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February 15, 2024

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

RE: ZB APPLICATION #223-40 - KCI SUMMER, LLC - 1911 SUMMER STREET - Site & Architectural Plans and/or Requested Uses, Special Permit and an application for approval for addition to the Stamford Cultural Resources Inventory (CRI)

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, February 13, 2024, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing Critical Reconstruction of a historic house and constructing four (4) new townhouses attached to the rear along with landscaping and on-site parking.

Jason Klein, Carmody Torrance Sandak & Hennessey, LLP, 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 #223-40**. The Planning Board found the changes made to the project between January 2023 and now brought the design of the addition in closer alignment with the design of the historic structure and found that this request is in general harmony with Master Plan Category #4 (Residential - Medium Density Multifamily). The proposed project is aligned with the Master Plan policy to “maintain residential neighborhood character by balancing new development with the preservation of existing residential communities and supporting neighborhood revitalization.” In addition, the project supports the Master Plan policy to encourage increased density along transit corridors through Land Use regulations and developer incentives.

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

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ZONING BOARD

MAYOR
Caroline Simmons



DIRECTOR OF OPERATIONS
Matthew Quiñones

LAND USE BUREAU CHIEF
Ralph Blessing

HPAC CHAIR
David W. Woods, AIA

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December 14, 2023

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

ZONING BOARD

**RE: ZB APPLICATION #223-40 - 1911 Summer Street -
Critical Resources Inventory Application**

Dear Ms. Mathur:

Please be advised the Historic Preservation Advisory Commission held a duly noticed Public Hearing on Zoning Board Application #223-40 on December 12, 2023 to add the property known as 1911 Summer Street (as referenced above) to the City of Stamford's Cultural Resources Inventory (CRI). The application is based on satisfaction of Criteria B and C of Section 7.3 of the Zoning Regulations.

Criteria B: Property is associated with lives of persons significant in Stamford's past.
Criteria C: Property embodies distinctive characteristics of type or period.

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 B and C.

Sincerely,

David Woods, Chairman
Historic Preservation Advisory Commission

cc: Ralph Blessing, Land Use Bureau Chief

MAYOR
Caroline Simmons



CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

DIRECTOR OF OPERATIONS
Matthew Quiñones

LAND USE BUREAU CHIEF
Ralph Blessing

HPAC CHAIR
David W. Woods, AIA

RECEIVED
DEC. 15 2023
ZONING BOARD

To: Vineeta Mathur, Land Use Bureau
From: David W. Woods, AIA, NCARB, LEED-AP
Subject: Commission Resolution
ZB Application #223-39 - 1911 Summer Street
Date: December 15, 2023

At HPAC's regular meeting held on Tuesday, December 12, 2023 the Commission was presented with the design concept for renovation/restoration of a residential structure at 1911 Summer Street, along with a new residential addition. The project was submitted for consideration under Section 7.3 of the Zoning Regulations. The Owner indicated that the interior area of 1911 Summer Street will be renovated into a single residential unit and the exterior will be restored. The following is a record of the Commission's discussion and approval of the historic work under consideration.

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 design concept with these important comments to be included in the design:

1. It is understood the structure is in good shape and the exterior is comprised of shingle siding. The Commission encourages the Owner to restore the shingles. Where patching occurs, the shingles will be matched to the original.
2. The Owner has indicated the windows will be replaced. The Commission requires the Owner to match the original shape including the 9 over 0 mullion pattern of the original windows.
3. The Commission requests that the new addition construction use similar materials, including the use of similar shingles on special elements of the design and including the large bay window at the center, of the same color.
4. A paint color for the shingles of the historic structure was approved in Phillipsburg Blue (Benjamin Moore color). The Owner noted they will use the same color on the central bay window of the addition. The addition is further defined by a darker blue on clapboard siding. The Commission also reviewed and approved the restoration of wood trims and columns on the historic structure and the white paint color. The Commission further encourages using similar details, trims, and colors in the new addition.

In granting support for the project and restoration of the historic structure, the Commission understands the Owner has submitted the project to the City's Cultural Resources Inventory. That approval is provided under a separate Resolution and will be confirmed at the conclusion of the work.

HPAC understands the Land Use Boards may have other considerations for review that are beyond the scope of HPAC recommendations. Those may include bonuses, setbacks, parking, and landscape improvements that are under the Zoning Regulations. The discussion at the HPAC meeting raised a number of issues with the new construction proposal that will require the Zoning Board's attention.

1. The setbacks on the side facing the neighbor on Summer Street should be reviewed by the Zoning Board. The Commission expressed concern with the changes requested that will allow two (2) parking spaces along the site lot line. This issue is important as it forces the new structure to be shifted toward Fifth Street and reduces the frontage required in Section 7.3.
2. There was concern on the part of the Commission for requests of Text Changes to Section 7.3. The most important item is under setbacks (Section 7.3.C.4 - b). The Owner requests changes for corner lots that "may reduce the setback on one frontage to no less than five (5) feet in a commercial district, or no less than ten (10) feet in a multifamily residential district." The Commission believes that this Text Change will create a bad precedent for future developments on corner lots.

The design for this project shows a building face that is five (5) feet away from the frontage on Fifth Street. The Commission believes the building is located too close to the street and does not fit the context of other residential structures along the street which all have larger setbacks. It was noted that the commercial structures on the opposite side of the street also have larger setbacks. While there was an opposing view on the Commission, the general consensus is that this residential building of four (4) stories is too close to the street for this neighborhood. It is also in front of the historic structure and diminishes its importance on the site.

Section 7.3 also reads: "Front yard setbacks may be reduced by up to the setback of existing adjacent Historic Buildings." This is an important statement. We urge the Land Use Boards to consider the context and the other residential structures in the neighborhood.

3. The Commission encourages the Zoning Board to review the parking for this project and consider alternatives. If some relief for parking can be provided, then it may be possible to shift the new addition structure so that it does not encroach on the frontage along Fifth Street. The Zoning Board should consider the need for two (2) onsite parking spaces including a "visitor" space.

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

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


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: December 12, 2023

To: Vineeta Mathur, Principal Planner

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

Subject: Application 223-39- KCI Summer LLC, 1911 Summer Street, CT – Text Application 223 – 40 - KCI Summer LLC, 1911 Summer Street, CT – Site and Architectural Plans and/or Requested Uses, Special Permit and an application for approval for addition to the Stamford Cultural Resources Inventory (CRI)

The Stamford WPCA has reviewed the above referenced applications and offers comments as follows:

Application 223-39 – Text Change

The proposal has no impact on any authority of this department. The WPCA has no objection to the application continuing with the approval process.

Application 223-40 - KCI Summer LLC, 1911 Summer Street, CT – Site and Architectural Plans and/or Requested Uses, Special Permit, and an application for approval for addition to the Stamford Cultural Resources Inventory (CRI)

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

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Ed Kelly, Chairman
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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
Jane Gibeault, Regulatory Compliance Coordinator

MAYOR
Caroline Simmons



CITY OF STAMFORD
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February 15, 2024

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

RE: ZB APPLICATION #223-40 - KCI SUMMER, LLC - 1911 SUMMER STREET - Site & Architectural Plans and/or Requested Uses, Special Permit and an application for approval for addition to the Stamford Cultural Resources Inventory (CRI)

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, February 13, 2024, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

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Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

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FEB 15 2024

ZONING BOARD

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
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December 14, 2023

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

ZONING BOARD

**RE: ZB APPLICATION #223-40 - 1911 Summer Street -
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Historic Preservation Advisory Commission

cc: Ralph Blessing, Land Use Bureau Chief

MAYOR
Caroline Simmons



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HISTORIC PRESERVATION ADVISORY COMMISSION
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DIRECTOR OF OPERATIONS
Matthew Quiñones

LAND USE BUREAU CHIEF
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HPAC CHAIR
David W. Woods, AIA

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ZONING BOARD

To: Vineeta Mathur, Land Use Bureau
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Once again, we thank the Owner for their presentation to the Commission.

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