



**ZONING BOARD CERTIFICATE**

I, David Stein, Chairman of the ZONING BOARD of the CITY OF STAMFORD, in compliance with Special Act No 619 of the 1953 General Assembly hereby certify that on July 12, 2021 a Public Hearings were held by the ZONING BOARD on:

**Application 221-17 –Lodato Properties LLC & Hope Street Storage LLC, 523 & 535 Hope Street, Stamford, CT – Site and Architectural Plans and/or Requested uses and a Special Permit:**

To develop a new three-story self-storage facility. Property is located within the M-G zoning district.

Parcel 1:

ALL THAT CERTAIN piece or parcel of land, together with the buildings thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, in quantity 0.438 acres, and described and delineated on a certain map entitled "Map Showing Property Surveyed for The California Oil Co., Stamford, Conn.", certified as substantially correct June 13, 1963, by Robert L. Redniss for Parsons, Bromfield and Redniss, Engineers and Surveyors, and filed for record June 24, 1963, as Map No. 7625 in the Stamford Town Clerk's Office and bounded:

BEGINNING at a point on the easterly side of Hope Street, distance 1,116 feet, more or less, from the intersection of said easterly side of Hope Street with Douglas Avenue when measured along said easterly side of Hope Street;

THENCE RUNNING along said easterly side of Hope Street on a curve to the right having a radius of 570.00 feet for a distance of 124.94 feet;

THENCE STILL RUNNING along said easterly side of Hope Street North 44° 32'00" East for a distance of 19.47 feet to land now or formerly of Dixon-Sintaloy, Inc.

THENCE RUNNING along land now or formerly of said Dixon-Sintaloy, Inc. South 54°30'30" East for a distance of 81.95 feet to a monument;

THENCE RUNNING still along land now or formerly of said Dixon-Sintaloy, Inc. South 6° 10'40" East for a distance of 67.64 feet to a monument;

THENCE RUNNING still along land now or formerly of said Dixon-Sintaloy, Inc. South 28° 06'10" West for a distance of 98.63 feet;

THENCE RUNNING still along land now or formerly of said Dixon-Sintaloy, Inc. North 52° 45' 00" West for a distance of 148.73 feet to said easterly side of Hope Street, point or place of beginning being bounded,

Northeasterly, Easterly, Southeasterly and Southwesterly by land now or formerly of Dixon-Sintaloy, Inc.;

Northwesterly by Hope Street.

**Property is known as 523 Hope Street, Stamford Connecticut**

**Parcel 2:**

ALL THAT CERTAIN piece of parcel of land, together with the buildings and improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, being bounded and described as follows:

BEGINNING at a point on the easterly line of Hope Street, where the same is intersected by the division line between property now or formerly of Dominic Bracchi and property now or formerly of the Grantor's; thence northeasterly along said easterly line of Hope Street N. 25° 15' 30"E. 77.02 feet; thence on a curve to the right having a R=570.00 feet and L=91.44 feet to land now or formerly of John C. Jagodzinski, et al; thence southeasterly, northeasterly and northwesterly along land now or formerly of John C. Jagodzinski, et al, the following courses and distances; S.50° 16' 30"E. 148.73 feet, N. 30° 34' 40"E. 98.63 feet, N.3°42' 10" w. 67.64 feet and N. 52° 02' w. 81.95 feet to the easterly line of Hope Street, N. 47° 00' 30" 30.53 feet; thence on a curve to the left having a R=630.00 feet and a L=23.55 feet to land now or formerly of Elizabeth A. Caterbone; thence southeasterly along land now or formerly of Elizabeth A. Caterbone, the following courses and distances:

S. 45° 04' 20"E. 2.30 feet, S. 80° 36' 50" E. 125.97 feet S. 74° 40' 50"E. 53.75 feet and S. 67° 21' 50"E. 69.49 feet to land now or formerly of Penn Central Company; thence southwesterly along said land now or formerly of Penn Central Company on a curve to the left having R=2892.93 feet and a L=313.03 feet to land now or formerly of Dominic Bracchi; thence northwesterly along land now or formerly of Dominic Bracchi, N. 79° 18' 40" W. 371.28 feet to the point or place of beginning.

**Property is known as 535 Hope Street, Stamford Connecticut**

And the land affected is owned by and located on the following street:

<u>NAME</u>	<u>STREET</u>
Lodato Properties LLC	523 Hope Street
Lodato Properties LLC	535 Hope Street

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And that the following is a statement of its findings: APPROVED AS MODIFIED at a special meeting held on September 9, 2021, subject to the following conditions:

**WHEREAS**, the Zoning Board has reviewed applications for Special Permit and Site and Architectural Plans and/or Requested Uses to develop a new three-story self-storage facility. Property is located within the M-G zoning district.

**WHEREAS**, notice of the public hearing was duly published in the Stamford Advocate on June 30, 2021 and July 7, 2021.

**WHEREAS**, notice of the public hearing was duly mailed to property owners within 100 feet of the subject site on June 29, 2021 and a Certificate of Mailing evidencing same was submitted into the record on July 1, 2021.



**WHEREAS**, signage conforming to the requirements of the Stamford Zoning Regulations was duly mounted on the subject site on June 21, 2021 and photos and an affidavit evidencing same were submitted into the record on June 23, 2021.

**WHEREAS**, the Zoning Board conducted a duly called public hearing on July 12, 2021 and has considered the submitted comments of other interested City agencies, officials and the general public.

**WHEREAS**, the approved Special Permit and Site & Architectural Plans and/or Requested Uses are more particularly described in the following plans:

- Architectural Plans Prepared by Sullivan, Goulette & Wilson:

Sheet	Title	Dated
G0-00	Title Sheet & Drawing Index	Revised August 26, 2021
G0-01	Zoning Data	Revised August 26, 2021
A0-01	Site Plan	Revised August 26, 2021
A1-01	Ground & Second Floor Plan	Revised August 26, 2021
A1-02	Third Floor Plan & Roof Plan	Revised August 26, 2021
A2-01	West & North Elevations	Revised August 26, 2021
A2-02	East & South Elevations	Revised August 26, 2021
A2-03 thru A2-05	Perspectives	Revised August 26, 2021

- Engineering Plans prepared by D'Andrea Surveying & Engineering:

Sheet	Title	Dated
	Cover Sheet	Revised June 11, 2021
1 of 6	Demolition Plan	April 15, 2021
2 of 6	Site Grading & Layout Plan	Revised July 14, 2021
3 of 6	Storm Drainage & Utility Plan	Revised June 11, 2021
4 of 6	Sedimentation & Erosion Control Plan	Revised June 11, 2021
5 of 6	Notes & Details	Revised June 11, 2021
6 of 6	Details	Revised June 11, 2021
1 of 1	Low Impact Development Plan	April 15, 2021

Perspectives prepared by SGW Architecture & Design dated August 26, 2021

Titled: Looking East on Toms Road –New

Titled: Looking Northeast on Hope Street -New

Titled: Looking Southeast on Hope Street - New

Titled: Looking Northeast on Hope Street – Mature

Titled: Looking East on Toms Road – Mature

Titled: Looking Southeast on Hope Street – Mature

- Lighting Plan prepared by Apex Lighting Solutions (no date)
- Topographic Survey, prepared by D'Andrea Surveying & Engineering, dated April 15, 2021.

- Zoning Location Survey Consolidation of Properties, prepared by D'Andrea Surveying & Engineering, dated April 15, 2021.
- Zoning Location Survey, prepared by D'Andrea Surveying & Engineering, dated revised July 14, 2021.
- Landscaping Plan, Prepared by Environmental Land Solutions, LLC, dated revised August 26, 2021.
- Traffic Evaluation Letter prepared by Michael Galante with Hardesty & Hanover, dated April 12, 2021.
- Drainage Summary Report prepared by Derek Daunais with D'Andrea Surveying & Engineering, PC, dated April 15, 2021.

**NOW THEREFORE BE IT RESOLVED** that the Zoning Board APPROVED AS MODIFIED Application 221-17 subject to the following conditions:

SITE-SPECIFIC CONDITIONS:

- 1) All work shall substantially conform to the above referenced Building and Site Plans unless otherwise approved by the Zoning Board or, for minor modifications, by Zoning Board staff. Prior to the issuance of a Building Permit, the Applicant shall submit the final elevation colors subject to the approval of the Zoning Board staff.
- 2) Prior to the issuance of a Building Permit, the Applicant shall consolidate the properties 523 Hope Street and 535 Hope Street and obtain a final address for the proposed building from the Engineering Bureau.
- 3) Prior to the issuance of a Certificate of Occupancy, the Applicant shall address, to the satisfaction of department staff, the comments from Frank Petise, Acting Bureau Chief, Transportation Traffic and Parking Bureau as set forth in memo dated July 02, 2021 and email dated July 12, 2021.
- 4) Prior to the issuance of a Building Permit, the Applicant shall address, to the satisfaction of department staff, the comments from Susan Kisken P.E., Coordinator of Site Plan Reviews and Inspection in the memo dated May 3, 2021.
- 5) Prior to the issuance of a Building Permit, Applicant shall address, to the satisfaction of department staff, the comments set forth in the memo from Bharat Gami, Chief Building Official dated April 29, 2021.

STANDARD CONDITIONS:

- 6) Prior to the issuance of a Building Permit, the Applicant shall submit final site and architectural plans and landscaping plans and photometric plan including specifications for exterior architectural designs, materials, samples and colors, for final approval by Zoning Board staff, to ensure consistency with the approved plans, architectural elevations, and illustrative renderings constituting the record of the application.
- 7) No mechanical equipment shall be installed within view of any public street unless it is screened, such screening subject to prior approval of the Zoning Board staff.



- 8) Prior to the issuance of a Building Permit, the Applicant shall submit a Construction Staging and Management Plan to ensure safe, adequate and convenient vehicular traffic circulation and operations, pedestrian circulation and protection of environmental quality through the mitigation of noise, dust, fumes and debris subject to final approval of the Land Use Bureau Chief or his designee. Such Construction Management Plan shall address, but not be limited to, reasonable restrictions on times when deliveries can be made to the job site, measures to control dust, staging areas for materials and construction worker parking as well as temporary measures requiring the timely removal of construction debris and/or litter from the jobsite.
- 9) Applicant shall submit a performance bond, certified check or other acceptable form of surety to secure the timely and proper performance of onsite sediment and erosion/construction controls, drainage, landscaping, professional supervision, along with a 15% contingency. A detailed estimate of these costs 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.
- 10) Prior to the issuance of a Building Permit, sewer and storm drainage plans shall be submitted and subject to final review and approval of design specification and construction by the Engineering Bureau.
- 11) Prior to issuance of a Building Permit, Applicant shall obtain necessary approvals and permits from the Stamford Water Pollution Control Agency (WPCA).
- 12) Prior to the release of surety, and issuance of a signature authorizing the granting of a Certificate of Occupancy, the Applicant shall execute and file a standard, City of Stamford "Landscape Maintenance Agreement" on the Stamford Land Records to ensure the success of the planted features. All street trees shall be subject to the requirements of the Stamford Street Tree Manual.
- 13) Prior to the release of surety, and issuance of a signature authorizing the issuance of a Certificate of Occupancy, the Applicant shall execute and file a standard, City of Stamford "Drainage Maintenance Agreement" on the Stamford Land Records to ensure the full and proper function of all installed drainage facilities.
- 14) All final grading, utilities, drainage, final stabilization measures, and other engineered elements shall be completed under the supervision of a Connecticut registered professional engineer and land surveyor with an improvement location survey (surveyor) and written certifications (engineer) submitted to EPB Staff prior to the release of surety and signature authorizing the issuance of a Certificate of Occupancy.
- 15) Prior to the issuance of a Building Permit, sedimentation and erosion control plans shall be submitted by Applicant and subject to approval by the Environmental Protection Board staff.
- 16) A Street Opening Permit shall be required for any and all work within any City of Stamford street right of way.

- 17) Applicant shall make best efforts to keep the property in good condition up until and during the construction process. Existing lawn areas shall be mowed and maintained, and construction debris shall be kept to a reasonable minimum.
- 18) Prior to the issuance of a Building Permit, the Applicant shall submit the second submission of the Sustainability Scorecard. Applicant shall submit the third (and final) Sustainability Scorecard prior to the issuance of a Certificate of Occupancy. The Scorecard Plaque as further defined in the "Stamford Sustainability Scorecard and Manual" (2020), as amended, shall be conspicuously posted near the main pedestrian access of the building within four weeks after issuance of the final Certificate of Occupancy. All Sustainability Scorecards, including additional documentation, shall be published on a City of Stamford web page for public view and inspection.
- 19) The Applicant shall have one year from the effective date of this approval within which to secure a Building Permit, subject to Zoning Board approval of three extensions, each not more than one year, upon timely application and good cause shown.

Effective date of this decision: September 24, 2021

DAVID STEIN, CHAIRMAN

  
ZONING BOARD, CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, This 15<sup>th</sup> day of October, 2021