



INSTR # 2021019447
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 LYDA RUIJTER
 CITY & TOWN CLERK STAMFORD CT

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 May 24, 2021, June 21, 2021 and July 12, 2021 Public Hearings were held by the ZONING BOARD on:

Application 221-16 – RMS Companies (Applicant) and Greyrock Development LLC (Owner), 0 Greyrock Place (004-1972), Stamford, CT –Special Permit and Final Site and Architectural Plans and/or Requested Uses:

To facilitate a mixed-use development consisting of 228 apartments, minor office, parking and associated amenities on properties commonly known as 0 Greyrock Place (004-1972), 172 Greyrock Place (002-6852), and 154 Broad Street (003-7922) and further described as follows:

Block #: 176
Area: 1.29 ± Acres

All those parcels of land commonly known as 0 Greyrock Place (004-1972), 172 Greyrock Place (002-6852), and 154 Broad Street (003-7922), located in the City of Stamford, and collectively described as follows:

Beginning at the southwesterly corner of 25 Forest Street and the northwesterly corner of 0 Greyrock Place, generally bounded as follows:

- Northerly: 275' ± along land n/f of ERP Operating Limited Partnership and land n/f of The Hiberian Association Inc, each in part;
- Easterly: 212' ± by the westerly side of Greyrock Place;
- Southerly: 238' ± by the northerly side of Broad Street;
- Westerly: 222' ± along land n/f of Broadgay LLC and land n/f City of Stamford Parking Authority, each in part.

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

<u>NAME</u>	<u>STREETS</u>
Greyrock Development LLC 119 Greenwich Ave, Apt 301 Greenwich, CT 06830-5511	0 Greyrock Place (004-1972) 172 Greyrock Place, and 154 Broad Street

And that the following is a statement of its findings: UNANIMOUSLY APPROVED AS MODIFIED at its regular meeting held on July 26, 2021, and the regulations will now read as follows:

WHEREAS, the Zoning Board has reviewed applications for Special Permit and Site and Architectural Plans and/or Requested Uses to facilitate a mixed-use development consisting of 228 apartments, minor office, parking and associated amenities on properties commonly known as 0 Greyrock Place (004-1972), 172 Greyrock Place (002-6852), and 154 Broad Street (003-7922).

WHEREAS, notice of the public hearing was duly published in the Stamford Advocate on May 12, 2021 and May 19, 2021.

WHEREAS, notice of the public hearing was duly mailed to property owners within 100 feet of the subject site on May 13, 2021 and a Certificate of Mailing evidencing same was submitted into the record on May 14 2021.

WHEREAS, signage conforming to the requirements of the Stamford Zoning Regulations was duly mounted on the subject site on May 7, 2021 and photos and an affidavit evidencing same were submitted into the record on May 7, 2021.

WHEREAS, the following Special Permits were sought by the Applicant:

- Special Permit pursuant to Section 7.5 'Review of Large-Scale Development' (Now renumbered Section 19.E), requesting approval of a residential structure containing ten (10) or more dwelling units and developing or altering 40,000 square feet of lot area or creating one-hundred or more new parking spaces.
- Special Permit pursuant to Section 12-D.1.c requesting approval of 1 parking space for each unit of 2 bedrooms or less.
- Special Permit pursuant to Appendix B Footnote 4 and Section 7.S to utilize the density of 400 sq.ft. per family.

WHEREAS, the Zoning Board conducted duly called public hearings on May 24, 2021, June 21, 2021 and 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:

Sheet#	Title / Description	Prepared by	Date
ZLS	Zoning Location Survey	Redniss & Mead	REV 5/11/2021
PSTS	Property & Topographic Survey	Redniss & Mead	4/9/2021
SE-1	Site Development Plan	Redniss & Mead	4/9/2021
SE-2	Site Grading Plan	Redniss & Mead	4/9/2021
SE-3	Site Utility Plan	Redniss & Mead	4/9/2021
SE-4	Sediment & Erosion Control Plan	Redniss & Mead	4/9/2021
SE-5	Notes & Details	Redniss & Mead	4/9/2021
SE-6 thru SE-10	Details	Redniss & Mead	4/9/2021
A-00	Cover	Lessard Design	REV 6/15/2021
A-01	Illustrative Site Plan	Lessard Design	REV 6/15/2021

A-02 thru A-04	Floor Plans	Lessard Design	REV 6/15/2021
A-05	Building Sections	Lessard Design	REV 6/15/2021
A-06 & A-07	Building Elevations	Lessard Design	REV 6/15/2021
A-08	Material Board	Lessard Design	REV 6/15/2021
LS.01	Site Landscape Plan	SLR Consulting	REV 6/15/2021
LS.02	Amenity Area Enlargement	SLR Consulting	4/9/2021

- Site Engineering Report, prepared by Redniss & Mead, dated April 9,2021
- Broad Street Public-Way Exhibit, prepared by Redniss & Mead, dated 5/11/2021
- Traffic Impact Study, prepared by SLR International Corporation, dated 4/7/2021

NOW THEREFORE BE IT RESOLVED that the Zoning Board UNANIMOUSLY APPROVED AS MODIFIED Application 221-16 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.
- 2) Prior to the issuance of a Building Permit, the Applicant shall consolidate the properties 0 Greyrock Place, 174 Greyrock Place and 154 Broad Street and obtain a final address for the proposed building from the Engineering Bureau.
- 3) Prior to the issuance of the Certificate of Occupancy, the Applicant shall submit a final *Parking Management Plan* for the residential and office use subject to approval of Zoning Board or, for minor modifications, by Zoning Board staff. The Plan shall include 227 striped spaces and one shared vehicle. Such shared vehicle shall be available prior to the issuance of a Certificate of Occupancy and maintained in good working order at all times for the life of the development (including providing a replacement vehicle when needed); or such shared vehicle space shall be converted to a self-park space available to residents. The pricing schedule for the shared vehicle will be set forth in the Parking Management Plan.
- 4) Prior to issuance of a Certificate of Occupancy, the Applicant shall provide not less than 10 electric vehicle charging spaces and not less than 30 bicycle spaces. All bicycle parking spaces shall comply with Section 12.J.2.a and b of the Zoning Regulations.
- 5) Prior to the issuance of a Certificate of Occupancy, the Applicant shall submit an Affordability Plan, subject to approval by Zoning Board Staff and in accordance with Section 7.4 of the Stamford Zoning Regulations. The approved Affordability Plan and accompanying deed restriction permanently establishing onsite a total of nineteen (19) BMR Units for families earning 50% of the AMI (or the equivalent number as set forth in the Affordability Plan) shall be recorded on the Stamford Land Records prior to the issuance of a Certificate of Occupancy.
- 6) Prior to the issuance of Certificate of Occupancy, the Applicant shall provide, plant and maintain, at applicant's expense fifteen (15) trees, each at least 12' tall, in empty tree wells or other public locations within the Downtown, in coordination with the Downtown Special Services District and in conformance with the City of Stamford Street Tree Planting Manual.

- 7) Any proposed building signage shall be approved by Zoning Board staff.
- 8) Prior to the issuance of a Certificate of Occupancy, the Applicant shall submit and record on the Stamford Land Records, an easement map showing all easements on the property including the existing road widening easement with the City of Stamford along Greyrock Place, updated access easement with Hibernian Hall and a sidewalk easement covering portions of the proposed public sidewalk on the Applicant's property. Applicant shall also submit to LUB staff any updated easement language to have on record in the Zoning file.
- 9) 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 June 15, 2021.
- 10) Prior to the issuance of a Building Permit, the Applicant shall address, to the satisfaction of department staff, the comments from Willetta Capelle P.E., Coordinator of Site Plan Reviews and Inspections in the memo dated May 24, 2021.
- 11) Prior to the issuance of a Building Permit, the Applicant shall address, to the satisfaction of department staff, the comments from Ann Brown P.E., Supervising Engineer, WPCA in the memo dated May 26, 2021.
- 12) Prior to issuance of a Building Permit, the Applicant shall address, to the satisfaction of department staff, the comments from Lindsay Tomaszewski, Environmental Analyst, Environmental Protection Board as set forth in the memo dated April 8, 2021.
- 13) 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.
- 14) 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.
- 15) Upon the request of the Transportation, Traffic and Parking Bureau, and in order to improve traffic flow on Greyrock Place, Applicant shall install, at its expense, a no left turn sign just south of the driveway entrance facing northbound traffic and a no left turn sign at the exit from the driveway going north, prohibiting left turns into and out of the driveway.
- 16) Prior to issuance of a Certificate of Occupancy, Applicant shall submit to Land Use Bureau staff for its approval and then file on the Stamford Land Records an amended or updated easement agreement granting certain rights to the property on which Hibernian Hall is located.


STANDARD CONDITIONS:

- 17) 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. The Applicant shall work with Zoning Board staff to maximize the number of trees planted at the development site.
- 18) 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.
- 19) 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.
- 20) 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.
- 21) 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.
- 22) Prior to issuance of a Building Permit, Applicant shall obtain necessary approvals and permits from the Stamford Water Pollution Control Agency (WPCA).
- 23) 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.
- 24) 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.

- 25) 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.
- 26) 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.
- 27) A Street Opening Permit shall be required for any and all work within any City of Stamford street right of way.
- 28) 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.
- 29) 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: August 10, 2021

DAVID STEIN, CHAIRMAN


ZONING BOARD, CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, This 8th day of September, 2021