

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

April 4, 2024

To: Vineeta Mathur Principal Planner

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

Subject:

**986 Bedford Street - Family Centers, Inc.
Zoning Application No. 224-15**

The Engineering Bureau received Zoning Application documents requesting Special Permit approval to allow use of the building known as 986 Bedford Street as a "Public Charitable Institution."

The following documents were reviewed:

-Schedule A - Project Narrative dated 3/15/24

-Schedule B - Statement of Findings dated 3/15/24

-Schedule G - Existing Elevations 986 Bedford Street and Neighboring Properties (Google Earth Imagery) dated 3/15/24

The Engineering Bureau does not object to this application proceeding with the Zoning approval process and has determined that prior to the change of use, stormwater quality improvements are required, such as the installation of permanent catch basin inserts in the parking lot catch basins, in compliance with the Stamford Stormwater Drainage Manual.

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

Reg. No. 98

Briscoe, Tracy

From: Buttenwieser, Luke
Sent: Tuesday, April 23, 2024 1:33 PM
To: Mathur, Vineeta; Briscoe, Tracy
Subject: ZB Application 224-15 TTP Comments

Hi Vineeta,

The Transportation, Traffic & Parking Department has reviewed Zoning Board Application 224-15 and offers no comments.

Thank you.

Luke Buttenwieser

Transportation Planner
City of Stamford
Transportation, Traffic & Parking
888 Washington Blvd., 7th Floor
Stamford, CT 06901
Office: (203) 977-1742
Cell: (203) 705-1573

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APR 23 2024



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

March 20, 2024

To: Vineeta Mathur, Principal Planner
Land Use Bureau, Stamford

From: Robert Clausi, EPB Executive Director 

Subject: ZB Application 224-15
Family Centers Inc. / 986 Bedford Street
Special Permit Application

EPB staff has reviewed the above-referenced application for a Special Permit to allow Family Centers Inc. to utilize the existing building at 986 Bedford Street for its professional offices and some of its programs. This property is not in the Coastal Management Area or a flood zone (Zone X, FIRM Panel 09001C0516G, 7/8/2013) and contains no inland wetlands, watercourses, or conservation easement areas. The applicant does not propose any exterior modifications to the site, so no sediment and erosion control plan is needed. EPB therefore has no comment on and no objection to this proposal moving forward through the Zoning Board's review process.

Thank you for the opportunity to review this application.

MAYOR
Caroline Simmons



**CITY OF STAMFORD
PLANNING BOARD
LAND USE BUREAU**
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

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March 27, 2024

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

**RE: ZB APPLICATION #224-15 - FAMILY CENTERS INC. & 986 BEDFORD, LLC -
986 BEDFORD STREET - Special Permit**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, March 26, 2024, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Family Centers Inc is seeking a Special Permit approval pursuant to Section 9.N.4 and 19.C to allow use of the building known as 986 Bedford Street as a "Public Charitable Institution."

Jason Klein, Carmody Torrance Sandak Hennessey, LLP, 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 #224-15** and found this request is in general harmony with Master Plan Category #4 (Residential - Medium Density Multifamily).

Sincerely,

STAMFORD PLANNING BOARD

A handwritten signature in blue ink that reads "Theresa Dell" with a stylized flourish at the end.

Theresa Dell, Chair

TD/lac

RECEIVED

MAR 27 2024

PLANNING BOARD