

MAYOR
Caroline Simmons



CITY OF STAMFORD
PLANNING BOARD
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RECEIVED
MAR 18 2024

ZONING BOARD

March 18, 2024

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

RE: ZB APPLICATION #223-38 - 800 LONG RIDGE ROAD, LLC - 800 LONG RIDGE ROAD - Site & Architectural Plans and/or Requested Uses and Special Permit

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, March 12, 2024, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing a redevelopment consisting of 354 apartments and approximately 9,394 sq. ft. of commercial space along with associated landscaping and site improvements. Applicant is requesting: [a] Final Site Plan Approval; [b] Special Permit approval for multifamily residential use of the property and a 5 ft. sidewalk requirement in lieu of 6 ft.; and [c] Special Permit exemption from the sidewalk requirements for the Long Ridge Road frontage to the south of the entrance to the property.

Lisa Feinberg, Carmody Torrance Sandak & Hennessey, LLP; representing the applicant, made a presentation and answered questions from the Board.

After considerable discussion, the Planning Board unanimously voted to recommended *approval* of **ZB Application #223-38** with the recommendation that sidewalks be provided throughout the project for easier accessibility to Long Ridge Road and to restrict the commercial uses to those which would service the residents of the complex. The Board found this request is in general harmony with Master Plan Category #8 (Mixed-Use Campus).

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

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MAR 18 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

Luke Bittenwieser
Transportation Planner

DATE: March 12, 2024

RE: Zoning Board Application 223-38

Application #223-38

800 Long Ridge Road
800 Long Ridge Road LLC

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

- Zoning Board application received February 14, 2023;
- Traffic Impact Study prepared by Fuss & O'Neil dated September 2023;
- Parking and Traffic Demand Management Plan prepared by Fuss & O'Neil dated October 6, 2023;
- Site Plan Revision- Supporting Traffic Letter prepared by Fuss & O'Neil dated January 29, 2024;
- Civil Site Plan set prepared by Civil 1 Engineering dated January 22, 2024;
- Landscape plans prepared by Environmental Land Solutions dated October 3, 2023;
- Publicly Accessible Amenity Space Plan prepared by Environmental Land Solutions dated November 8, 2023; and,
- Architectural plans prepared by EDI International dated January 18, 2024.

Traffic Impact Study

1. Extend the crash analysis back to when the office building was fully occupied.
2. Conduct a synchro and crash analysis for the signalized intersection at Long Ridge Road and 777 Long Ridge Road Driveway.
3. Utilize the revised Kimley-Horn traffic study dated September 25, 2023 for the analysis.
4. Conduct a Saturday trip generation and synchro analysis.
5. Provide back-up for the 10% internal trip capture credit.

Civil Site Plan

1. Provide specifications for school bus shelter on Main Drive.
2. Provide a crosswalk, pedestrian signals, and sidewalk to access the school bus shelter across the site drive.
3. Provide two new bus shelters on Long Ridge Road to replace current ones.
4. Provide sidewalk access between Buildings 1&2 and 3&4 and to Long Ridge Road.
5. Show lane use arrows on Site Drive on approach to Long Ridge Road.
6. Add a double yellow centerline and single white edgelines to Main Drive
7. The 5' sidewalk on the west side of Long Ridge Road shall extend north to the bus stop and shelter for south bound buses.
8. The sidewalk on the east side of Long Ridge shall be 5' in width.
9. To improve safety and mobility, the applicant shall convey a check to the City of Stamford for \$250,000 prior to sign off on the Building Permit for the following traffic signal upgrades:
 - a. Install crosswalks crossing Long Ridge Road on both sides of the intersection.
 - b. Replace the existing side street green pedestrian signal with ADA compliant pedestrian signals and push buttons for the proposed crosswalk.
 - c. Replace the traffic signal cabinet; upgrade video detection camera to City standard; rewire the existing traffic signal; and reinstall the LED lamp for the signal indications.
10. The applicant shall be responsible for developing the traffic signal plan to reflect the proposed signal revisions. The City will submit the revised traffic signal plan and encroachment permit to CTDOT for review and approval.
11. Install speed humps throughout property.
12. Install wheel stops for all parking spaces fronting a sidewalk/walkway.
13. Installed ADA compliant curb ramps or ADA complaint flush curb conditions at all handicap parking spaces.
14. Install ADA compliant parking signage at all handicap parking spaces.
15. Connect buildings 1&2 sidewalks to trail network.
16. Add a stop sign and stop bar to the garage exit of buildings 1&2.
17. The sidewalk shall run flush across the entry plaza driveway.
18. For buildings 3&4 have the sidewalk connect across the garage entry/exit.
19. Will the loading zones at buildings 3&4 block the sidewalk when being used?

20. Provide sign and sign channel specifications.
21. The Department reserves the right to make additional comments.

Publicly Accessible Amenity Space Plan

1. Extend the public access easement to the sidewalk connecting the site to Long Ridge Road.
2. Include PAAS signage at beginning of sidewalk at Long Ridge Road.

Sidewalk Fee In Lieu

1. The Department has no objection to the sidewalk fee in lieu request pursuant to Section 12.K.4.a.(6)(a). The fee in lieu payment shall be due prior to the issuance of the Building Permit.

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

February 22, 2024

To: Vineeta Mathur Principal Planner

From: Susan Kisken P.E. - Coordinator of Site Plan Reviews and Inspections

Subject:

**800 Long Ridge Road - Long Ridge Road LLC
Zoning Application No. 223-38**

The Engineering Department has received the following plans and documents associated with the redevelopment of 800 Long Ridge Road consisting of apartments and commercial space:

- Zoning Application Package, dated 10/6/2023
- "800 Long Ridge Road, Stamford Design Development & Permitting Set," revised 1/22/2024, by Civil One.
- Architectural Drawing Set, revised 1/18/2024, by Edi.
- Landscape Plans, revised 1/16/2024, prepared by Environmental Land Solutions, LLC.
- Publicly Accessible Amenity Space Plan, revised 1/16/2024, prepared by Environmental Land Solution, LLC
- Affordability Plan 800 Long Ridge Road Stamford, Connecticut
- Traffic Impact Study, dated September 2023, prepared by Fuss & Oneill
- Stormwater Management Report 800 Long Ridge Road Stamford, Connecticut, dated October 3, 2023, prepared by Civil One.

The engineer of record, Brian Baker, PE, has 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 Department offers the following PRELIMINARY comments to be address by an engineer licensed in the State of Connecticut:

- 1) Retaining walls shall be designed by a Connecticut licensed engineer.

- 2) Test pits shall be performed in accordance with the City of Stamford Stormwater Drainage Manual, in the locations of all in-ground infiltration systems and infiltration surface basins. Show all test pit locations and results on the plans.
- 3) Approval from the Transportation, Traffic and Parking Bureau is required.
- 4) Approval from the State of CT DOT is required.
- 5) A CT DEEP Stormwater Discharge Permit (for construction activities) is required.
- 6) Show all existing and proposed easements.
- 7) All existing storm pipes and structures to be reused must be video inspected and any deficiencies must be corrected. WPCA to determine if sanitary lines also need to be video inspected.
- 8) Many of the existing pipes are old CMP. Consider replacing these pipes.
- 9) Verify the conditions of all existing head walls and end walls. Do any of the existing outfalls need additional stabilization?
- 10) Since all stormwater from the property discharges into the southern pond/watercourse, it must function properly. The condition of the pond/watercourse must be determined and some dredging may be necessary to remove accumulated silts and sediments.
- 11) A City Excavation Permit and CT DOT Encroachment Permit will be required if there will be encroachment onto the State Right of Way.
- 12) Provide a site construction Logistic Plan and Phasing Plan.
- 13) Identify construction staging areas.
- 14) Consider increasing width of walks to five (5) feet.
- 15) Identify material to be used for all walking paths and provide detail.
- 16) Identify drainage system for proposed playscape area.
- 17) Provide 6" of crushed stone below cultec units.
- 18) There shall be no proposed catch basin to catch basin connections.
- 19) Provide details of oil separators.
- 20) Identify drainage for pool area and any pool overflow.
- 21) All existing catch basins shall be provided with silt sacks during construction.
- 22) Install silt fence directly down hill from ANY site disturbance to protect drives, undisturbed areas, and slopes. Additional silt fence is warranted .
- 23) Show locations of any temporary sediment basins and diversion swales.
- 24) Any existing catch basin that does not support a two(2) foot sump and bell trap shall be replaced or modified to comply.

- 25) Clearly identify depressed curbs and handicap access.
- 26) Review pedestrian crossings at all walking trails. Crosswalks and handicap ramps may be warranted.
- 27) Fencing may be warranted around the proposed surface infiltration basins as walking paths are in close proximity to these basins.
- 28) Clearly identify existing pipes to be plugged or removed.
- 29) Slopes shall not exceed 1 vertical on 3 horizontal.
- 30) Discharges from ANY infiltrating system shall not tie directly into a catch basin.
- 31) Confirm all inverts and provide pipe lengths.
- 32) Are bollards warranted around the proposed transformers and generators?
- 33) Provide cleanouts at building for all roof leaders.
- 34) Provide control outlet structure for control devices for ALL infiltration systems.
- 35) Additional inspection ports are warranted. Provide at least one at each corner of the system.
- 36) Provide top and bottom elevations of existing and proposed walls.
- 37) Identify any proposed wall drains and their outlets.
- 38) Review drainage pattern on the northerly side of Building 3. Additional drainage may be warranted to intercept runoff.
- 39) Will the existing sanitary lateral heading in the westerly direction be abandoned and removed?
- 40) Provide inverts for sanitary sewer.
- 41) Water service needs to be rerouted around the pool.
- 42) Are there any fire hydrants proposed near Buildings 3 and 4? Fire Marshall approval is required.
- 43) Will the proposed generator be serviced by gas?
- 44) Show any existing and proposed electrical and communication services.
- 45) How will the existing drainage pipe under the existing parking garage be protected during construction. This is an old CMP pipe that may warranted replacement. Proposed footings and foundation shall be coordinated, No loads shall transfer to the pipe. As no formal easement exist for this pipe, this pipe shall be included in the Maintenance Agreement.
- 46) There is a fairly large off-site drainage basin that enters the site in the northwesterly corner of the site. How will this runoff be intercepted?
- 47) Provide Bench Marks.
- 48) Consider increasing the pavement thickness of the main driveway.
- 49) Clarify why the existing and proposed drainage areas do not match.

- 50) Clarify dimensions of existing weir at twin 24" pond outlet.
- 51) The design proposes retaining and infiltrating 100% of the water quality volume. Review the City of Stamford Stormwater Drainage Manual flow chart on page 5 for compliance. Flow chart requires retaining and infiltrating 50% of the water quality volume.
- 52) Exfiltration shall not be considered. Remove from Pond model.
- 53) INFIL 1B2 states 248 Cultec units and the plan reads 240 Cultec units. Clarify.
- 54) INFL Basin B4. Identify on plan weir high overflow.
- 55) UG INFIL Roof 2, 3, and 4 need to be updated with the correct elevations matching the plan view.
- 56) Updated Water Quality Calculations with correct drainage areas and impervious coverage.
- 57) Revised DCIA form. There should be no increase in DCIA.
- 58) Provide details for berms, weirs, emergency spillways, and scour outlets.
- 59) Are there any proposed building underdrains or footing drains. If so, show on plan.
- 60) Stormwater Management Report shall be signed and sealed by a Connecticut licensed engineer.
- 61) Model spillway from INFIL Basin B3 to INFIL Basin B4.
- 62) Provide documentation of time for each infiltration system to empty. System shall drain within 72 hours.
- 63) Provide City of Stamford standard notes on plans.
- 64) Review grading on the westerly side of Buildings 1 and 2, as grades appear flat.
- 65) The Engineering Department reserves the right to make additional comments.

Should you have any questions, please call me at 977-6165.


CC: Lisa Feinberg

Reg. No. 51

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: April 9, 2024
To: Vineeta Mathur, Associate Planner
From: Ann Brown, P.E., Supervising Engineer 
Subject: Application 223-38 800 Long Ridge Road LLC, 800 Long Ridge Road, Stamford, CT – Site and Architectural Plans and/or Requested uses and Special Permits

The Stamford WPCA has reviewed the applications submitted for the referenced project proposing a redevelopment consisting of 354 apartments and approximately 9,394 SF of commercial space along with associated landscaping and site improvements and offers the following comments:

Application 223-38 Site and Architectural Plans and/or Requested Uses and Special Permits

Based on the submitted plans and documents, Stamford Water Pollution Control Authority (SWPCA) provides the following comments:

Sanitary Lateral

- 1) The submitted Design Development and Permitting Set proposes an 8” private lateral connecting to an existing 8” private lateral through a manhole (MH). The following is required for the proposed sanitary sewer work:
 - a. MH structure’s exteriors must be waterproof and all penetrations on the outside and inside of the structure must be properly sealed. The applicant and/or contractor must schedule the waterproofing activity with SWPCA’s Collection Systems Supervisor at least 3-days in advance for SWPCA personnel to witness.
 - b. Construction of MH troughs and benches must be inspected and approved by WPCA during the interior finishing process. This activity must be scheduled at least 3-days in advance via email with WPCA’s Collection Systems Supervisor.
 - c. The existing 8” lateral must be CCTV from the point of connection for the new 8” lateral, to the city sanitary sewer main. A copy of the video must be provided to WPCA’s Collection Systems Supervisor for review.



Covered Parking Garage

- 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 of 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:
 - i. “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 Engineer)”.
- 3) If there is an existing oil/grit separator on site that is planned to be re-used for the development, please submit to SWPCA a site utility plan and plumbing plans detailing the existing garage drain treatment system and oil/grit separator. Additionally, please submit the log and inspection sheets for all pump outs and maintenance that are on file for the oil/grit separator.
- 4) No less than 60 days in advance of the CO, TCO, or PCO, the owner/operator(s) of the development shall complete and submit an Inspection and Maintenance Plan for Oil/Water Separators to WPCA (See the attached plan).

Amenity/Community Kitchen/Food Service

- 5) As part of the building permit process for this development, food service establishments (FSE) and/or other facilities where there is potential for Fats, Oils, and Grease (FOG) to discharge into the sanitary sewer are obliged to comply with *Stamford's Fats, Oils, and Grease (FOG) Abatement Program* administered by the Stamford Water Pollution Control Authority. Facilities include but are not limited to restaurants, office cafeterias, church kitchens, community kitchens, etc. The FSE or facility shall be equipped with adequately sized, properly functioning, and SWPCA approved grease management equipment (GME). In addition, all the correct kitchen equipment, fixtures, and/or drains shall discharge into the grease management equipment (see attached guidance document). *CT DEEP General Permit for the Discharge of Wastewater Associated with Food Service Establishments Section 5. (b) Treatment Requirements (1) Grease Trap/FOG Interceptor*



(A) The grease trap/FOG interceptor shall be installed to service kitchen flows and shall be connected to those fixtures or drains which would allow fats, oils, and grease to be discharged. This shall include:

- (i) pot sinks;
- (ii) pre-rinse sinks;
- (iii) any sink into which fats, oils, or grease are likely to be introduced (i.e. Mop Sinks);
- (iv) soup kettles or similar devices;
- (v) wok stations;
- (vi) floor drains or sinks into which kettles may be drained;
- (vii) automatic hood wash units; and
- (viii) any other fixtures or drains that are likely to allow fats, oils and grease to be discharged.

Construction Dewatering

- 6) Prior to any discharge of wastewater into the sanitary sewer as a result of construction dewatering, a Misc. Discharge Permit Application shall be completed and submitted to SWPCA for review and approval. Please contact SWPCA at (203) 977-4590 for the necessary forms and requirements.
- 7) In the event construction dewatering into the sanitary sewer is approved, a flow meter shall be installed capable of recording, saving, and reporting the daily volume from the pumps. No later than the 15th of each calendar month, please forward to SWPCA, copies of the previous month report showing the daily discharge generated by the dewatering activity. Copies of the reports shall be mailed to:

Stamford Water Pollution Control Authority
Attn: Rhudean Bull
111 Harbor View Avenue, Building 6A
Stamford, CT 06902

Swimming Pools

- 8) Swimming pool water filtration systems shall be of cartridge type. If a sand filtration system is used instead, the backwash shall discharge into a gravity fed treatment system prior to discharging into the sanitary. Please provide detailed information on the filtration system.
- 9) No less than 60 days in advance of a Certificate of Occupancy or Temporary Certificate of Occupancy, the owner/developer of the site shall complete and submit to SWPCA for review and approval:
 - a. The Registration Application for Miscellaneous Discharges of Sewer Compatible Wastewater for the sanitary discharge of swimming pool wastewater.

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

- b. The Miscellaneous Industrial Users (MIU) Notification Form along with the required attachments. To obtain forms go to: <https://portal.ct.gov/DEEP/Permits-and-Licenses/Water-Discharge-Permits-and-General-Permits#MIUGP>. Please contact SWPCA at (203) 977-4590 for additional information.

Courtyards/Green Roofs

- 10) The submitted plans show 4 courtyards/green roofs (1 courtyard for each building). All drainage from the courtyards/green roofs shall NOT discharge to sanitary sewers.

Connection Charges

- 11) Please note: 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.

If you have any questions, please call me at 203-977-5896.

Attachment

Cc: William Brink, P.E., Executive Director WPCA
Stephen W. Pietrzyk, Collection Systems Supervisor WPCA

Inspection and Maintenance Plan for Parking Garage Oil/Water Separators

Section 1. Definitions

The following definitions shall apply to terms used in this plan:

“*Certified Waste Hauler*” means a licensed waste transporter also called a commercial waste transporter who is licensed by the Commissioner under the authority of section 22a-454(a) of the General Statutes. The separator shall be completely cleaned by a certified waste hauler.

“*Oil/Water Separator (OWS)*” means a device designed to remove settleable solids, separating free surface oils and grease, debris, and floatables from runoff discharging into the sanitary sewage system. This is done through gravitational settling and trapping of pollutants. Oil/Water Separators are also called Oil/Grit Separators or Oil/Sand Separators.

“*Tee-pipe*” means a plastic pipe in the shape of a "T", typically 4" or 6" in diameter, that is inserted at the outlet to serve the function of a baffle. The tee-pipe shall be equipped with a stand pipe riser extending up the extension to grade more than three inches above the static liquid level, but no closer than eight inches from the manhole cover. The tee-pipe shall extend to within six to 24 inches from the bottom of the separator.

“*Treatment System*” means any component relating to the OWS including the piping, floor drains/troughs, tee-pipes, baffles, high level alarms, etc.

“*Working Depth*” means the distance between the OWS base and static liquid level.

Section 2. Inspections

Inspections shall include the following:

- (a) Routinely inspect floor drains and troughs to ensure they are clear of debris and sand accumulation.
- (b) The OWS shall be inspected on a quarterly basis. The amount of oil, grit, sand, and other debris shall be measured using a device designed to measure the contents of the chamber. Visually inspect manhole covers for damage and replace as necessary.
- (c) After each pump out while the OWS is empty, it shall be visually inspected for damage (i.e., cracks, broken tee-pipes, leaks, etc.). Any damage found shall be immediately repaired or replaced.

Section 3. OWS Cleanings

- (a) The OWS shall be completely cleaned by a certified waste hauler as often as necessary to assure that the OWS continues to operate effectively and efficiently. At no time shall the level of oil, grease, sand, and grit exceed 20% of the distance between the OWS base and static liquid level (working depth). The contents removed from the OWS shall be properly transported and disposed in accordance with all applicable laws and regulations.
- (b) The OWS shall be cleaned on an annual basis regardless of the combined depth of oil and height of sediment.

- (c) In the event the manufacturer of the OWS recommends additional inspections and/or cleanings, those procedures shall also be adhered to.
- (d) In some instances, a waiver may be granted by WPCA to perform less inspections and cleanings of the OWS. 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.

Section 4. Record Keeping and Reporting

(a) Record Keeping

- 1) Measurements from inspections and cleanings of the OWS must be recorded on the Inspection/Cleaning Log Sheets.
- 2) Visual inspections and cleanings of parking garage floor drains and troughs shall be recorded on the reverse side of the log sheets.
- 3) Any repairs related to the treatment system (OWS, piping, floor drains/troughs, etc.) shall be recorded on the reverse side of the log sheets.
- 4) Pump out reports from certified waste haulers shall include the following information:
 - The date of pump out, the name, address, and phone number of the certified waste hauler.
 - The total volume removed and measurements of oil and sediment.
 - The location and phone number of the approved disposal site and date of disposal.
- 5) All documents listed in Section 4(a)1-4 (Inspection/Cleaning Log Sheets, repair invoices/receipts, and pump out reports) shall be kept on file and readily accessible.

(b) Reporting

- 1) No later than December 31st of each year, copies of the documents listed in Section 4(a)1-4 (log sheets, repair invoices/receipts, and pump out reports) shall be mailed to Stamford WPCA at the following address:

Stamford Water Pollution Control Authority
Attn: Collection Systems Regulatory Compliance
111 Harbor View Avenue
Stamford, CT 06902

Parking Garage Oil/Water Separator Inspection/Cleaning Log

Name of Building (if applicable):	Address:
Contact Person:	Phone number:

Date	Inspector			OWS Measurements			OWS Maintenance	
	Name	Title	Signature	Sand & Grit ¹ [inches]	Oil & Grease ¹ [inches]	Working Depth ² [inches]	Clean-out ¹ Date	Clean-out ¹ Contractor
/ /							/ /	
/ /							/ /	
/ /							/ /	
/ /							/ /	
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¹The separator shall be completely cleaned by a certified waste hauler as often as necessary to assure that the separator continues to operate effectively and efficiently. At no time shall the combined quantity of the oil, grease and grit located within the separator at any time shall not exceed twenty percent of the distance between the separator base and static liquid level.

² The working depth is the distance between the separator base and static liquid level.

see reverse



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

March 20, 2024

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

From: Robert Clausi, Executive Director 

Subject: ZB 223-38 / 800 Long Ridge Road LLC / 800 Long Ridge Road
Site and Architectural Plans and/or Requested Uses and Special Permit
Redevelop office complex to create 354 apartments, commercial space, and associated landscaping and site improvements

REFERENCES

- Plans entitled “800 Long Ridge Road, Stamford – Design Development & Permitting Set” prepared by Civil 1 – certified by Curtis C. Jones, CT PE #17206 – dated October 3, 2023 and revised January 22, 2024.
- Plans entitled “Zoning Location Survey- Existing Conditions” (10/3/23) and “Zoning Location Survey – Proposed Conditions” (1/22/24) – prepared by All Seasons Land Surveying.
- Plans entitled “800 Long Ridge Road, Stamford CT” prepared by EDI International – Proposed Open Space – Bldg 1, 2, 3 & 4 Site Plan – Floor Plans (4 sheets) – Elevations (4 sheets) – Cross Sections (3 sheets) – Color Renderings (4 sheets) – certified by Victor A. Mirontschuk, CT LA #6812 – dated January 18, 2024.
- Plans entitled “800 Long Ridge Road, Stamford CT” – prepared by Environmental Land Solutions, LLC – LP.1, Landscape Plan – LP.2, Graphic Landscape Plan – PAAS.1, Publicly Accessible Amenity Space Plan – dated January 16, 2024.
- “Stormwater Management Report” prepared by Brian Baker, P.E., Civil 1 – dated October 3, 2023.
- Engineering Bureau referral comments prepared by Susan Kiskin, P.E., dated February 22, 2024.

PROPOSAL

Convert an office complex to a mixed use residential development that includes 354 apartments in two structures.

SITE CHARACTERISTICS

The subject property is located on the west side of Long Ridge Road and is ~25.3 acres in area. There is about a 130' elevation difference between the property's high points along the western boundary and its frontage along Long Ridge Road. The existing building and parking garage are situated in a relatively level terraced portion of the western half of the property. There are two inland wetland and watercourse systems on the site. A watercourse with narrow wetland fringe flows across the northeast corner of the property before being piped under Long Ridge Road. The other watercourse flows across the southern part of the western property line, is conveyed under the parking garage through a 60" corrugated metal pipe, flows out of the pipe and across the corner of an abutting parcel before reentering the subject property, and discharges to the one-acre pond located in the southeast corner of the property. The piped overflow from this pond and the northeastern watercourse joins the Rippowam River about 150' east of the site.

Vegetation in the wetlands at the front of the site varies; deciduous woods and overgrown ornamental shrubs surround the south and west sides of the pond, while turf grass and patches of herbaceous perennial vegetation line the south and north sides of the pond and the banks of the watercourse in the northeast corner of the property. Woods border the small sections of watercourse adjacent to the parking garage.

The property is not located in the coastal management zone, does not contain any conservation easements, and does not contain any special flood hazard areas mapped by FEMA (Zone X, FIRM Panel 09001C0502F).

DISCUSSION

The applicant does not propose any activities within the 25' wide upland review area around the on-site wetlands or watercourses, apart from adding a sidewalk and repaving the entrance drive at the watercourse crossing. As proposed, this does not constitute an activity regulated by the Environmental Protection Board since the work will be confined within the footprint of the existing driveway. Based on the scope of work proposed by the applicant, a separate permit from the EPB is not required. However, the applicant has been put on notice that an EPB permit will be required if they decide alteration or replacement of the pipe under the parking garage is necessary or if a sidewalk must be installed between the pond and Long Ridge Road.

The environmental issues of concern associated with the applicant's current proposal relate to 1) site controls during construction, 2) site drainage, and 3) upland landscaping.

1. The new buildings will utilize the relatively flat areas where the office building and parking garage are located and the project will retain the existing driveways, both of which will limit the extent of site disturbance and the amount of grading that might otherwise be required. The cross sections and proposed spot elevations provided by the applicant indicate the project will not require much excavation; however, any dewatering of foundation holes or other areas found to be needed must be filtered before release to downstream wetlands and watercourses.

Sheets C-4.1 through C-4.4 and sheet C-7.1 of the Civil 1 plan set provide a general picture of the erosion and sedimentation control measures the applicant proposes to employ during the project. Notable features of this plan that go beyond the standard range of E&S controls and will help protect downstream water quality include installation of fabric-lined temporary sediment traps in the depression that is adjacent to the entrance drive, hydroseeding as the primary means of site stabilization, and use of erosion control blankets to shield disturbed slopes (Erosion Control Narrative notes #3 and 4 on sheet C-7.1). Soil porosity will have to be tested once the temporary sediment traps are removed to verify the area is still suitable for the permanent infiltration basins. All site control measures should conform to the standards specified in the “Connecticut Guidelines for Soil Erosion & Sediment Control” dated September 30, 2023.

The system of yard basins and drains in the lawned terrace adjacent to Doolittle Road in the northwest corner of the property can serve to divert clean runoff onto the property from the west around the work zone if it is inspected and, if needed, cleaned out before the project begins. Additional diversions upslope from the work zone may be needed as the project proceeds.

The placement of silt fencing will require adjustments during construction. The general location of silt fencing shown on the Civil 1 site plans is not adequate:

- The perimeter silt fencing shown along the northern property line, running straight down the hills at the southern and northern property lines, and crossing the southern watercourse is improperly placed to have any positive protective effect.
- Silt fencing (or construction fencing where runoff interception by silt fencing is not needed to protect downslope areas) should be installed at the “Limits of Construction” indicated on the plans and secondary sediment barriers internal to these perimeter controls will likely be needed as the project progresses.
- The silt fencing installed above the watercourse to the east of the parking garage should be backed up with chain link fencing, hay bales, or similar reinforcement.
- Any silt fencing that may need to be installed across rather than along the topographic contours to prevent sediment discharges downstream should include wings or check dams.

Silt sacks rather than haybales should be the primary method used to protect the catch basins during construction.

The earthwork contractor noted in the “Control Plan Implementation” notes on sheet C-7.1 or the developer should appoint a dedicated monitor to inspect, adjust, and maintain the site controls. This individual should also keep a log of their activities that is available for EPB staff inspection. The Zoning Board should require the developer to convene a preconstruction site meeting where their contractor and engineer can review the final plans, logistical details, and project phasing with EPB and Engineering Bureau staff.

2. The Site Engineering Report states the applicant's proposal will yield an increase in site impervious coverage of 0.56 acres beyond the current 8.26-acres. At present, the drainage system on the property consists of conveyance structures that provide little or no water quality treatment. The stormwater management design for the proposed development includes several subsurface infiltration systems for each of the buildings, two infiltration basins sited in the depression that already exists adjacent to the entrance drive, and four hydrodynamic separators to pretreat runoff from travel surfaces. According to the Site Engineering Report, this system will reduce peak runoff rates to the site's main point of concern (i.e., the pond) through the 50-year storm and will retain 100% of the required water quality volume.

The project engineer concludes this project will not result in adverse stormwater impacts to adjacent or downstream properties, or City-owned drainage facilities. The Engineering Bureau has reviewed the stormwater management plan; their February 22, 2024 comments should be addressed by the applicant before building permit submission.

3. The applicant's landscaping plan indicates implementation of this project will require the removal of 69 trees from the vicinity of two existing buildings and the location of the proposed infiltration basins. Many of these are smaller diameter ornamental trees. The applicant should consider whether it is possible to relocate and replant the specimen conifers that line the west side of the office building. The applicant's landscaping plan includes 103 new canopy trees, 35 medium-sized trees, 71 small trees, and 102 evergreens, along with hundreds of native and ornamental shrubs, perennials, and grasses. Besides enhancing the new buildings, some of these plantings are proposed to be installed around the infiltration basins and along Long Ridge Road. This plan should provide acceptable mitigation for the trees to be removed and will help to restore the areas to be disturbed.

EPB staff note that the Sheet A004 and A006 roof plans for the new buildings show far fewer solar panels than the ~2,000 panels that were recently removed from the top of the parking garage. The applicant should therefore explore the possibility of installing solar panels on awnings in the parking lots or elsewhere on the site to make up the difference.

RECOMMENDATIONS

In light of the above, the EPB has no objection to this matter moving forward through the Zoning Board's review process, subject to the following conditions:

- 1) Work shall conform to the following plans and documents:
 - Plans entitled "800 Long Ridge Road, Stamford – Design Development & Permitting Set" prepared by Civil 1 – certified by Curtis C. Jones, CT PE #17206 – dated October 3, 2023 and revised January 22, 2024.
 - Plans entitled "Zoning Location Survey- Existing Conditions" (10/3/23) and "Zoning Location Survey – Proposed Conditions" (1/22/24) – prepared by All Seasons Land Surveying.

- Plans entitled “800 Long Ridge Road, Stamford CT” prepared by EDI International – Proposed Open Space – Bldg 1, 2, 3 & 4 Site Plan – Floor Plans (4 sheets) – Elevations (4 sheets) – Cross Sections (3 sheets) – Color Renderings (4 sheets) – certified by Victor A. Mirontschuk, CT LA #6812 – dated January 18, 2024.
 - Plans entitled “800 Long Ridge Road, Stamford CT” – prepared by Environmental Land Solutions, LLC – LP.1, Landscape Plan – LP.2, Graphic Landscape Plan – PAAS.1, Publicly Accessible Amenity Space Plan – dated January 16, 2024.
 - “Stormwater Management Report” prepared by Brian Baker, P.E., Civil 1 – dated October 3, 2023.
- 2) The 60” corrugated metal pipe under the parking garage shall be inspected prior to issuance of a building permit and the start of any site activity. An EPB permit will be required if this pipe needs to be altered or replaced.
 - 3) Final civil and landscaping plans shall be subject to the review and approval of EPB staff prior to issuance of a building permit and the start of any site activity. The erosion control plan shall be revised per the EPB comments dated March 20, 2024.
 - 4) Engineering Department approval of the stormwater management plan shall be obtained prior to issuance of a building permit and the start of any site activity.
 - 5) Submission of a performance bond or certified check or other acceptable form of surety to secure the timely and proper performance of sediment and erosion/construction controls, drainage, landscaping, and professional supervision and certifications. A detailed estimate of these costs, plus a 15% contingency, shall be supplied to EPB and Engineering Bureau 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.
 - 6) A qualified individual shall be appointed by the earthwork contractor or developer to monitor and maintain the site control measures, adjust the control measures based on the progress of the project, and keep a log of their activities.
 - 7) The developer shall arrange a pre-construction site meeting to review the final development plans, project logistics, and project phasing. This meeting shall include the project contractor, project engineer, appointed site monitor, and staff from the Stamford Environmental Protection Board and Engineering Bureau.
 - 8) Sediment and erosion controls shall be installed and approved in writing by EPB staff prior to the start of any other site activity.
 - 9) The system of yard basins and drains in the lawned terrace adjacent to Doolittle Road in the northwest corner of the property shall be inspected and, if needed, cleaned out before the project begins so that this system can serve to divert clean runoff onto the property from the west around the work zone. Additional diversions upslope from the work zone shall be installed as may be needed during the project.

- 10) Soil porosity shall be tested once the temporary sediment traps are removed to verify the area is still suitable for the permanent infiltration basins.
- 11) 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.
- 12) All landscaping shall be implemented under the supervision of a qualified landscape professional with written certification submitted to EPB staff prior to endorsement of a certificate of occupancy and return of surety.
- 13) All drainage, grading, final stabilization measures, and other engineering 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 endorsement of a certificate of occupancy and release of surety.
- 14) Submit a standard City of Stamford landscape maintenance agreement prior to endorsement of a certificate of occupancy and return of surety.
- 15) Submit a standard City of Stamford drainage maintenance agreement to ensure the full and property function of all drainage structures prior to EPB endorsement of a certificate of occupancy and release of surety.

Thank you for the opportunity to provide these comments.

From: Armstrong, Chad <CArmstrong1@StamfordCT.gov>
Sent: Thursday, February 15, 2024 6:16 PM
To: Mathur, Vineeta <VMathur@StamfordCT.gov>
Subject: RE: 223-38-800 Long Ridge Road Project

Good Evening Vineeta,

After the Fire Marshal Office has reviewed the Project Site plans the following was noted:

“Conducted a preliminary plan review of a proposed 354 unit residential complex consisting of 4 buildings at 4 stories each with amenity spaces and walking trails. At time of review there was no information provided for firefighting water supply, FDC connections, and access roads. Plans showing the required items need to be submitted and enlarged to an acceptable scale to be clearly legible”

Please follow up on these concerns prior to approval.

Be Safe,

Chad Armstrong
Assistant Fire Marshal (FM 102)

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