

June 6, 2024

City of Stamford - Planning Board
c/o Lindsey Cohen, Associate Planner
888 Washington Boulevard
Stamford, CT 06901

RE: *Modification of Subdivision 4048*
Wire Mill Road – Stamford, CT

Dear Ms. Cohen,

As discussed, on behalf of Studio 503 LLC (new and current owner of the subject properties), we are submitting a consolidation of parcels (and adjustment of lot lines) along with a request to administratively modify Subdivision Approval 4048.

The current owner would like to reduce the number of lots from three (3) to two (2), while adjusting the boundary with adjacent owned properties. The proposed changes will result in fewer larger parcels, less building and impervious coverage, and less overall site disturbance. The owner is also proposing to maintain the existing access for the adjacent “cottage” lot via Wire Mill Road. The remaining two parcels would still be accessed from the extension of the Studio Road cul-de-sac (as previously approved)

To facilitate these changes, we are requesting a modification of the subdivision approval and conditions thereof, including:

- a. Number of approved lots;
- b. Referenced mapping (to reflect new parcel configuration);
- c. Proposed addressing (to reflect reduced parcels and proposed access);

In support of the modifications, enclosed please find:

1. Property Survey depicting Consolidation of Parcels and Adjustment of Lot Lines – prepared by Redniss & Mead, dated 5/10/24;
2. Draft “redline” edits of the approval certificate;

We look forward to presenting the changes to the Planning Board at their next available Regular Meeting. Please do not hesitate to contact us should you have any questions or require additional information.

Sincerely,



Raymond R. Mazzeo, AICP

Enclosures

PLANNING BOARD CERTIFICATE
SUBDIVISION #4048 – MOD-A

I, Lindsey Cohen, Associate Planner, for the City of Stamford, in compliance with Section 525 of the Stamford Charter as amended by Public Referendum November 4, 1969, hereby certify that on Tuesday, August 29, 2023, the Planning Board deliberated and unanimously approved the application for subdivision of property into **three (3) lots, and subsequently modified to two (2) lots** owned by:

503-WMRSTUDIO 503, LLC

located on the following street:

East of Wire Mill Road at the northerly tip of Studio Road having an address of 503 Wire Mill Road (“Revised Lot 3” on Filed Map #15307 Stamford Land Records).

and that the following entitled map was submitted with said application:

“PRELIMINARY SUBDIVISION MAP DEPICTING REVISED LOT 3, MAP 15307 S.L.R. (PORTION OF 503 WIRE MILL ROAD), STAMFORD, CT PREPARED FOR 503 WMR LLC”

and that the following is a statement of its findings:

- APPROVED -
AUGUST 29, 2023

~~-MODIFIED-~~
~~JUNE 11, 2024~~

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Work shall conform to the following plans and documents:
 - Plans entitled “Wire Mill Road, Stamford CT - 503 WMR LLC” prepared by Redniss & Mead, Inc. - Property & Topographic Survey (2/27/23) - Property Survey (5/3/23) ~~-Preliminary Subdivision Map Depicting Revised Lot 3, Map 15307 S.L.R. (5/30/23) – certified by Jorge P. Pereira, CT LS #70179;~~ and Site Development Plan - Site Grading Plan - Site Utility Plan - Sediment & Erosion Control Plan (2 sheets) - Soil Data (2 sheets) - Notes and Details (3 sheets) - certified by Teodoro Milone, CT PE #22563 - dated May 30, 2023.
 - Plan entitled “Landscape Layout Plan: Overall - Wire Mill Road Subdivision - 503 Wire Mill Road, Stamford CT” prepared by Wesley Stout Associates - dated May 30, 2023.
 - “Site Engineering Report” prepared by Redniss & Mead, Inc. - certified by Teodoro Milone, P.E. - dated May 30, 2023.
 - Tree Survey and Report prepared by arborist Rich Whitehead of Hutchinson Tree Care Specialists, Inc. - dated May 30, 2023.
 - Such plans shall be updated as needed to coordinate with “Property Survey Depicting a Consolidation of Parcels and Adjustment of Lot Lines” prepared by Redniss & Mead inc., certified by Jorge P. Pereira, dated May 10, 2024.
2. Submission of a standard Conservation Agreement for EPB staff review and approval based on the conservation easement area shown on the Preliminary Subdivision Map dated May 30, 2023. The applicant shall execute and file the approved agreement concurrently with the filing of the final subdivision map.
3. The conservation easement area established under the terms of the Conservation Agreement shall be field staked with permanent markers prior to issuance of a building permit and the start of site activities. Iron pins and EPB approved conservation signage shall be installed along the easement boundaries at turning points and intervals of no less than 100 feet.
4. Final civil, landscaping, and other related 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.
5. 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.
6. Submission of a performance bond or certified check or other acceptable form of surety to secure the timely and proper performance of erosion and sedimentation controls, drainage, and landscaping. 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 issuance of a building permit and the start of any site activity.

Formatted: Font: 6 pt
Formatted: Indent: Left: 0.44", No bullets or numbering

~~7.~~ Property boundaries shall be staked in the field by a Connecticut licensed surveyor prior to the start of any site activity.

Formatted: Indent: Left: 5.25", First line: 0.25", No bullets or numbering

Formatted: Indent: Left: 0.25", No bullets or numbering

8. All sediment and erosion controls, including a high visibility construction fence along the edge of the conservation easement area shall be installed and approved in writing by EPB staff prior to the start of any site activity.
9. 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.
10. Upon the completion of construction activities on each lot and prior to the receipt of EPB authorization for a final Certificate of Occupancy, all associated 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.
11. 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.
12. Submission of a standard City of Stamford Landscape Maintenance Agreement prior to endorsement of a Certificate of Occupancy and return of surety.
13. Submission of a standard City of Stamford Drainage Maintenance Agreement to ensure the full and proper function of all drainage structures prior to EPB endorsement of a Certificate of Occupancy and release of surety.
14. In-ground fuel oil storage is prohibited.
15. Revised ~~Lot 2, Lot 3A, and Lot 3B~~ and ~~Lot 3C~~ shall be accessed via Studio Road.
16. The addresses assigned by the Engineering Department for lots associated with this subdivision in Map 67 Block 378 are as follows and shall be noted on Final Map:
 - Revised Lot 2 shall be addressed as ~~505 Wire Mill Road 135 Studio Road~~ (formerly 503 Wire Mill Road)
 - Lot 3A shall be addressed as 131 Studio Road
 - Lot 3B shall be addressed as 127 Studio Road
 - ~~Lot 3C shall be addressed as 123 Studio Road~~
17. A 20,000 gallon Cistern at the new cul-de-sac on Studio Road shall be installed in accordance with Fire Marshal comments dated June 28, 2023 prior to the Certificate of Occupancy for the first dwelling on either Lot 3A, Lot 3B or Lot 3C
18. In accordance with CGS 8-26c, approval shall expire on August 28, 2028 unless all "work" as said term is defined in CGS 8-26c(b), has been completed by said date.
19. Subdivision reference number to be placed on Final Map, and any modified subdivision number to be placed on Final Consolidation/Adjustment Map.

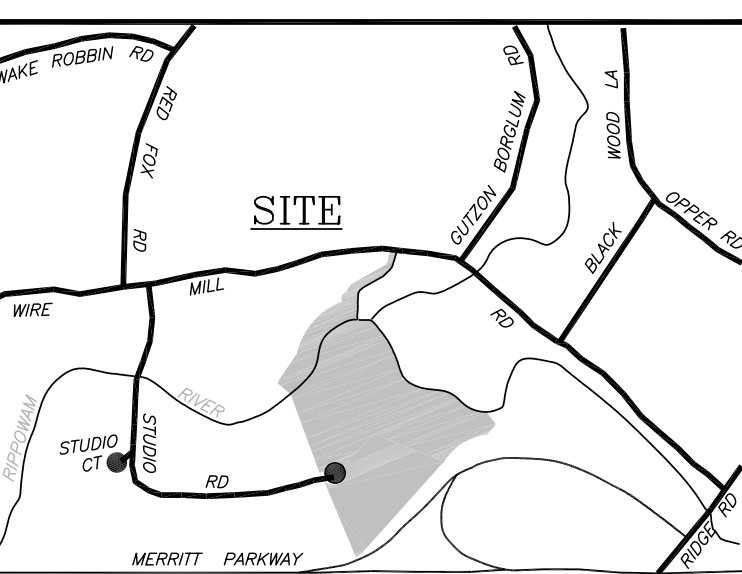
Dated at the City of Stamford, Connecticut this 1st day of September 2023, as modified this day of June, 2024.

Lindsey Cohen
Associate Planner

The land hereby affected lies in **Block No. 378**

Filed in the office of the Town and City Clerk of the City of Stamford on September-June 1, 2023/2024.

BLOCK: 378 ZONE: RA-1



STAMFORD, CT
1"=800'
ORIENTATION

NOTES:

- This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property Survey the Boundary Determination Category of which is a Resurvey of the record boundaries and an Original Survey of the new lot lines, each conforming to Horizontal Accuracy Class A-2. It is intended to depict an adjustment of lot lines and a consolidation of parcels.
- Reference is made to maps 2362, 3727, 4231, 4946, 6393, 6718, 7506, 7805, 7823, 8020, 8222, 10004, 10835, 15307 and 15316 of the Stamford Land Records.
- Reference is made to deed of record found in Bk. 13237, on Pg. 207 of the Stamford Land Records.
- Reference is made to dam and flood rights as described in Bk. 428, Pg. 342 of the Stamford Land Records.
- Reference is made to instruments of record as labeled hereon.
- Areas of the surveyed parcels:
Revised Lot 1 = 206,096 Sq.Ft. or 4.7313 Acres
Revised Lot 2 (Lot) = 100,822 Sq.Ft. or 2.3146 Acres
(Accessway) = 17,631 Sq.Ft. or 0.4047 Acres
(Total) = 118,453 Sq.Ft. or 2.7193 Acres
Revised Lot 3A = 56,383 Sq.Ft. or 1.2944 Acres
(Accessway) = 1,052 Sq.Ft. or 0.0242 Acres
(Total) = 57,435 Sq.Ft. or 1.3186 Acres
Revised Lot 3B = 62,987 Sq.Ft. or 1.4460 Acres
Total Area = 444,971 Sq.Ft. or 10.2152 Acres
- Each parcel conforms to current zoning requirements.
- Elevations depicted hereon are based on the North American Vertical Datum of 1988 (NAVD-88).
- Portions of the property lie within Flood Zones AE and X as depicted on Federal Emergency Management Agency - Flood Insurance Rate Map Community No. 0900100506-Panel No. 506 effective date of June 18, 2010. Base flood elevation (BFE) ranges between 133.0 and 137.0 (BFE at section line AV=133.9 and at section line AW=136.4). The BFE was established by field survey on April 10 - 12, 2002.
- Wetlands depicted on subject parcels were field identified and flagged by Otto R. Theall, Professional Soil Scientist, Professional Wetland Scientist in April 2002 and were field located by this office on April 10 - 12, 2002.
- Wetlands depicted on abutting parcels (N/F Cleveland A. Christophe & Cheryl S. Christophe) were field identified and flagged by Otto R. Theall, Professional Soil Scientist, Professional Wetland Scientist on August 12, 1999 and were field located by this office on August 16, 1999.
- Reference is made to an unrecorded map titled "Property & Topographic Survey depicting 503 Wire Mill Road - Stamford, CT prepared for 503 WMR LLC" dated February 27, 2023 and prepared by this office.
- Reference is made to "Subdivision Map depicting Revised Lot 3, Map 15307 S.L.R., (Portion of 503 Wire Mill Road) Stamford, CT, prepared for 503 WMR LLC" dated September 14, 2023 and prepared by this office.
- Record Owners: STUDIO 503 LLC

ZONING DATA TABLE

| MINIMUM YARD REQUIREMENTS | |
|---------------------------|--------|
| FRONT | 40 FT. |
| ONE SIDE | 15 FT. |
| BOTH SIDES | 35 FT. |
| REAR | 60 FT. |

* Accessway Lots: Side Yard Setback = 25 Ft.
(Per Section 7.0 of the Stamford Zoning Regulations)

Approved for submission and filing.

On _____ By _____ Owner or agent

Approved by the Stamford Planning Board
for filing purposes - (Not a subdivision pursuant to CGS 8-18.)

On _____ By _____ Chair or Secretary

THIS IS AN ORIGINAL
COPY PRINTED ON THE
BUSINESS & MEAD

PROPERTY SURVEY
DEPICTING A
CONSOLIDATION OF PARCELS and
ADJUSTMENT OF LOT LINES
(503 & 505 WIRE MILL ROAD, 123 & 135 STUDIO ROAD)
STAMFORD, CT
PREPARED FOR
STUDIO 503 LLC



LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissandmead.com

Scale: 0 50 100
1"=50'

Drawn By: JPP Checked By: _____ Date: 5/10/2024

To my knowledge and belief this map is substantially correct as noted hereon.

George P. Pereira
JORGE P. PEREIRA CT. L.S. #70179
5/10/2024
DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration herein null & void.

Sheet No: **ADJ**

Comm. No: 6154B-2

