

March 30, 2016

Norman Cole, Land Use Bureau Chief  
City of Stamford  
888 Washington Boulevard  
Stamford, CT 06901

**Re: *Star Partners – Franklin Street - MXD***  
**Text Change, Zone Change, Special Exception and General Site & Architectural Plan**  
**Applications**

Dear Mr. Cole,

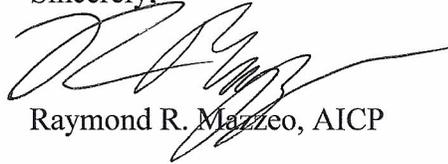
As discussed, on behalf of Star Partners, LLC, enclosed please find applications and supportive materials to facilitate the development of a 13-unit multi-family apartment building, with associated parking, amenities, landscaping, and drainage facilities in the MXD Infill Zone. Additional details can be found in the enclosed Project Narrative and supplemental materials noted below.

1. A check in the amount of \$3,450 for:
  - Text Change Application Fee: \$380
  - Zone Change Application Fee: \$380
  - Special Exception Application Fee: \$730
  - General Site & Architectural Plan Application Fee: \$730
  - Final Site & Architectural Plan Application Fee: \$730
  - Public Hearing Fee: \$500;
2. Twelve (12) copies of the following application forms:
  - Text Change;
  - Zone Change;
  - Special Exception;
  - General Site & Architectural Plans and Requested Uses;
  - Final Site & Architectural Plans and Requested Uses;
3. Twelve (12) copies of the Project Narrative, dated 3/16/16;
4. Twelve (12) copies of the Proposed Text Changes, dated 3/16/16;
5. Twelve (12) copies of the Proposed Zone Change Exhibit, dated 12/16/15;
6. Twelve (12) copies of the proposed Zone Change Area Description, dated 3/16/16;
7. Twelve (12) copies of the Drawing List, dated 3/16/16;
8. Twelve (12) copies the General Property Description, dated 3/16/16;
9. Six (6) full size and twelve (12) reduced copies of the Property & Topographic survey, dated 2/25/16;
10. Six (6) full size and twelve (12) reduced copies of Site & Architectural Plans;

11. Letter of Authority

Site engineering plans and a drainage report will be submitted shortly under separate cover. Please feel free to contact us with any questions or comments. We look forward to continuing to work with the City to complete this exciting infill redevelopment.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Mazzeo', with a long horizontal flourish extending to the right.

Raymond R. Mazzeo, AICP

Enclosures

CC: D. Woods, Principal Planner  
Franklin Street redevelopment team



**APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS**

Complete, notarize, and forward twelve (12) copies to Clerk of the Zoning Board with a **\$500.00 Public Hearing Fee** and the required application filling fee (**see Fee Schedule below**), payable to the City of Stamford. **NOTE:** Cost of required advertisements are payable by the Applicant.

**Fee Schedule**

Major Text Change	\$730.00
Minor Text Change	\$380.00

APPLICANT NAME (S): Richard W. Redniss (22 First Corp)

APPLICANT ADDRESS: 22 First Street - Stamford, CT 06905

APPLICANT PHONE #: 203-327-0500

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 22 First Street

PROPOSED TEXT CHANGE: See attached document titled: "Proposed Text Change - MXD Infill"

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? \_\_\_\_\_ (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DATED AT STAMFORD, CONNECTICUT, THIS 23<sup>rd</sup> DAY OF March 2016

SIGNED: [Signature]

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT  
 COUNTY OF FAIRFIELD ss STAMFORD March 23 2016

Personally appeared Raymond R. Mazzeo, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

[Signature]



Notary Public - Commissioner of the Superior Court

**FOR OFFICE USE ONLY**

APPL. #: \_\_\_\_\_ Received in the office of the Zoning Board: Date: \_\_\_\_\_

By: \_\_\_\_\_

## **Project Narrative**

### **Star Partners LLC – MXD Infill Franklin Street March 16, 2016**

#### **Project Overview**

##### **Existing Site**

The 12,000± square foot property is located on the eastern side of Franklin Street within Master Plan Category 11 (Downtown). It is split zoned: CN (Neighborhood Business) in the front and RMF (Multiple Family Residence Design) in the rear.

On the north side, the property is bordered by a parking lot serving Murphy's Townhouse Cafe and a beauty salon; a garage/workshop for Murphy & Sons Welding and Repairs; and a garage serving a 3-family residence. The east side of the property abuts the rear of 780 Summer Street (a 29,000 sf office building) and a few feet of the Verano (apartment building) site. To the south is a 12-unit condominium complex.

The property is nearly all paved and previously served as a parking lot for the office condos that used to adjoin a portion of the rear property line (750-760 Summer Street) where the Verano now stands. The property has remained vacant and unused since the offices were demolished.

##### **Proposed Development**

The proposed zoning district for the development is Mixed Use Development (MXD). Vehicular access will be from Franklin Street Southfield Avenue and through a pervious brick paved central driveway. Landscaping will surround nearly the entire perimeter of the site, with the most significant buffer along the condominiums to the south.

The new development will consist of a 4-story residential building containing 13 apartments with associated parking, landscaping, and amenities. The design of the building will include a lobby and vehicular parking/circulation at the ground level, with three levels of apartments above. The 13 apartments will be made up of one 1-bedroom unit and twelve 2-bedroom units. The proposed building will be constructed with high quality materials, including a precast base, brick façade at the second and third levels, and clapboard (cement) siding at the top level. Tenant amenities will include onsite covered and surface parking, private balconies, and a landscaped roof deck.

The development will meet the 10% affordability standard of the MXD by providing one (1) onsite unit and a fee-in-lieu payment for the fractional (0.3) unit.

#### **Conformity with the Purposes and Criteria of the Zoning Regulations and Master Plan**

### Master Plan

The proposed site lies wholly within the Downtown Master Plan category. The proposed zone and development are compliant with the goals and permissions the Downtown, which is described as “the most intensive development area in the City”.

### Proposed Zone Change

The Property is currently located in two different zones (CN and RMF). In order to facilitate a meaningful redevelopment of these parcels, the Property must be consolidated into a single zoning district. The proposed change to the Infill MXD (Mixed Use Development) will achieve this, and the site has been designed to satisfy all requirements for consideration as an MXD Infill site. (See attached Zoning Data Chart on architectural sheet A-01.) Furthermore, the MXD infill zone, with the reduced floor area limitation, is appropriate for a Downtown site of this size and will, in fact, adjoin the existing MXD zone at the rear (east) of the property.

### Proposed Text Changes

The proposed text change will allow smaller Downtown sites (less than the current 20,000 sf minimum area) to be eligible for MXD designation, but with a lower floor area ratio than larger sites. In this case, both the minimum lot area and allowable FAR would be reduced by half. This is consistent with “graduated density” planning principles employed throughout the Stamford Zoning Regulations. The proposed change will further encourage the “creation of new residential dwelling units in under-utilized areas of the downtown”, which was the original intent of the MXD Infill regulation as stated in its opening paragraph.

It should be noted that, as proposed, the regulation would only apply to those smaller parcels that are adjacent to existing MXD zones. If staff feels that this is an appropriate tool to encourage redevelopment of other sites in the Downtown, it could be expanded as part of this application or in the future. Much of the Downtown is already zoned CG or CCN which allow far more development than this proposed application of the MXD Infill.

### Special Exception Requests

Pursuant to the City of Stamford Zoning Regulations, the Applicant hereby requests Special Exception to achieve the following:

- 1) Pursuant to Section 9-AAA-4-b-v, via reference to Section 12-D-1-c, Applicant requests minimum parking standard of one (1) parking space for each dwelling unit of two bedrooms or less. Please note that the proposed plan provides 1.25 spaces for all 2-bedroom units.
- 2) Pursuant to Section 12-B-1, the Applicant requests that the requirement for parking spaces to be five (5) feet from any building be waived.

The Applicant submits that all applicable criteria contained in Stamford Zoning Regulations Article V, Section 19 3.2 are met for the following specific reasons:

*(1) Special Exceptions may be granted by the reviewing board upon a finding that the proposed use or structure or the proposed extension or alteration of an existing use or structure is in accord with the public convenience and welfare after taking into account, where appropriate:*

*(a) The location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangement of structures, drives and parking areas and the parking of existing dwellings and other structures.*

The proposed development has a convenient location with a central means of egress and is easily accessible to transportation, downtown businesses and related services. The development proposal utilizes a map change to the MXD District to create a modern residential development in a location where such development is encouraged by the regulations and the Master Plan. Parking will be accommodated onsite at grade.

*(b) The nature and intensity of the proposed use in relation to its site and the surrounding area. Operations in connection with Special Exception uses shall not be injurious to the neighborhood shall be in harmony with the general purpose and intended regulations and shall not be more objectionable to nearby properties by reason of noise, fumes, vibrations, artificial lighting and other potential disturbances to the health, safety or peaceful enjoyment of the property and the public necessity demands.*

The proposed development fits nicely within the context of the neighborhood, and serves to buffer the existing condo property to the south from the bar/restaurant and other commercial uses to the north. With the Verano (6 stories) and 780 Summer Street office building (4 stories) to the east and 4-story garage serving 1351 Washington Boulevard to the west, the proposed height of 4 stories is on par, if not modest, for the area.

*(c) The resulting traffic patterns, the adequacy of existing streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading, and the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.*

Traffic can be safely and adequately accommodated on the surrounding streets and the residential use will not adversely impact any peak traffic demand. It should be a net reduction from its former use as an office parking lot.

*(d) The nature of the surrounding area and the extent to which the proposed use and feature might impair its present and future development.*

The proposed residential development does not threaten or impair the present and future development of the surrounding area. The proposal will be compatible with nearby residential and commercial developments and will serve to infill and activate a vacant parcel of land.

*(e) The Master Plan to the City of Stamford and all statements are the intent of these regulations.*

The Property lies in the Downtown Master Plan Category and meets the stated goals. The location is convenient to mass transit, park facilities, downtown living and downtown jobs.

**Proposed Text Change – MXD Infill**

***TO AMEND Section 9-AAA-4-a-ii (MX-D Infill), as follows:***

a. Designation Criteria. A parcel or parcels of land, to be eligible for designation as a MX-D Infill Development site, shall satisfy all of the following minimum criteria (213-06):

i. At least twenty-five percent (25%) of the area of the site shall have been legally used for commercial purposes or vacant at the time of application for redesignation;

ii. Site area of at least 20,000 square feet; **Site area of at least 10,000 square feet may be allowed in the Downtown when contiguous to existing MX-D zoned land, provided that such sites shall be limited to a floor area ratio of one and one-quarter (1.25) as further described in paragraph “b-ii” below;**

iii. At least fifty (50) lineal feet of street frontage;

iv. At least fifty percent (50%) of the site frontage shall be either vacant or used for parking at the time of the application, provided that the Zoning Board may waive such requirement when the proposed Infill Development requires the preservation and enhancement of existing housing and/or historic buildings and diminishes the effect of commercial uses on the residential character of the site and surrounding streets.

b. Standards.

...

ii. Floor Area Ratio. The floor area ratio of all uses, including non-conforming uses, shall not exceed two and one-half (2.5) and there shall be no net increase in commercial uses. The floor area ratio definition of Section 9-AAA-3-c shall apply except that parking structures not exceeding one story or eleven (11) feet in height above grade shall not require landscaped usable open space on their roof. In the case of adaptive reuse of existing non-residential buildings or vacant parcels for residential use, existing parking structures, resident amenity space and on-site BMR floor area shall be exempt from these FAR limitations. At the discretion of the Zoning Board, street-front parking garage floors converted to active floor area may also be exempt if such converted garage area does not exceed 0.2 FAR and serves to enhance the streetscape and pedestrian oriented frontage. (213-06)

## Briscoe, Tracy

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**From:** Cole, Norman  
**Sent:** Monday, May 02, 2016 3:44 PM  
**To:** Briscoe, Tracy  
**Subject:** FW: No Comments; 4-15-16-Star Partners-Franklin St.-Text Change

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**From:** Pietrzyk, Stephen  
**Sent:** Monday, May 02, 2016 2:16 PM  
**To:** Cole, Norman  
**Cc:** Brink, William; Chakravarti, Prakash  
**Subject:** No Comments; 4-15-16-Star Partners-Franklin St.-Text Change

Norman,

Our department does not have any comments for the captioned application.

Steve

Stephen W. Pietrzyk  
Collection Systems Supervisor  
Stamford WPCA  
Building # 6A  
185 Magee Avenue  
Stamford, CT 06902  
Phone: 203-977-5768  
Fax: 203-977-4617

Website: <http://www.stamfordwpc.org/>

Note: This communication and any documents attached or other information transmitted hereby contain private, confidential and/or proprietary information, which is intended only for the addressee and may be legally privileged from unauthorized disclosure or re-use. If you have received this communication and/or any attachments in error, please delete the material and notify the original sender by immediately returning the original message and any attachments to the sender.



**APPLICATION FOR CHANGE IN THE ZONING MAP OF STAMFORD, CONNECTICUT**

Complete, notarize, and forward twelve (12) copies to Clerk of the Zoning Board with a **\$500.00 Public Hearing Fee** and the required **\$380.00 Filing Fee**, payable to the City of Stamford. **NOTE:** Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant.

APPLICANT NAME (S): Star Partners LLC

APPLICANT ADDRESS: c/o agent: Redniss & Mead, Inc. - 22 First Street, Stamford, CT 06905

APPLICANT PHONE #: c/o agent: 203-327-0500

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

PRESENT ZONING DISTRICT: CN / RMF PROPOSED ZONING DISTRICT: MXD

LOCATION OF PROPOSED CHANGE: (Give boundaries of each parcel in proposed change and indicate dimensions from nearest intersecting street. Also include Assessor's Card number and Town Clerk's Block number, and square footage of land. Attach four (4) copies of map showing area proposed for change.)

See enclosed Zone Change Map and Description

LIST NAME AND ADDRESS OF THE OWNERS OF ALL LAND INCLUDED WITHIN THE PROPOSED CHANGE:

NAME & ADDRESS	LOCATION
Star Partners LLC P.O. Box 2604 Darien, CT 06820	0 Franklin Street (Assessor #003-6138) Stamford, CT 06902

ARE THERE DEED RESTRICTIONS THAT CONFLICT WITH THE PROPOSED ZONE DISTRICT FOR THIS PROPERTY?

No

IF YES, LIST REFERENCE TO TOWN CLERK BOOK & PAGE #: \_\_\_\_\_

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DATED AT STAMFORD, CONNECTICUT, THIS 23<sup>rd</sup> DAY OF March 2016

SIGNED: [Signature] (as agent)

**NOTE:** The application cannot be scheduled for public hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT  
 COUNTY OF FAIRFIELD ss STAMFORD March 23, 2016

Personally appeared Raymond R. Mazzeo, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

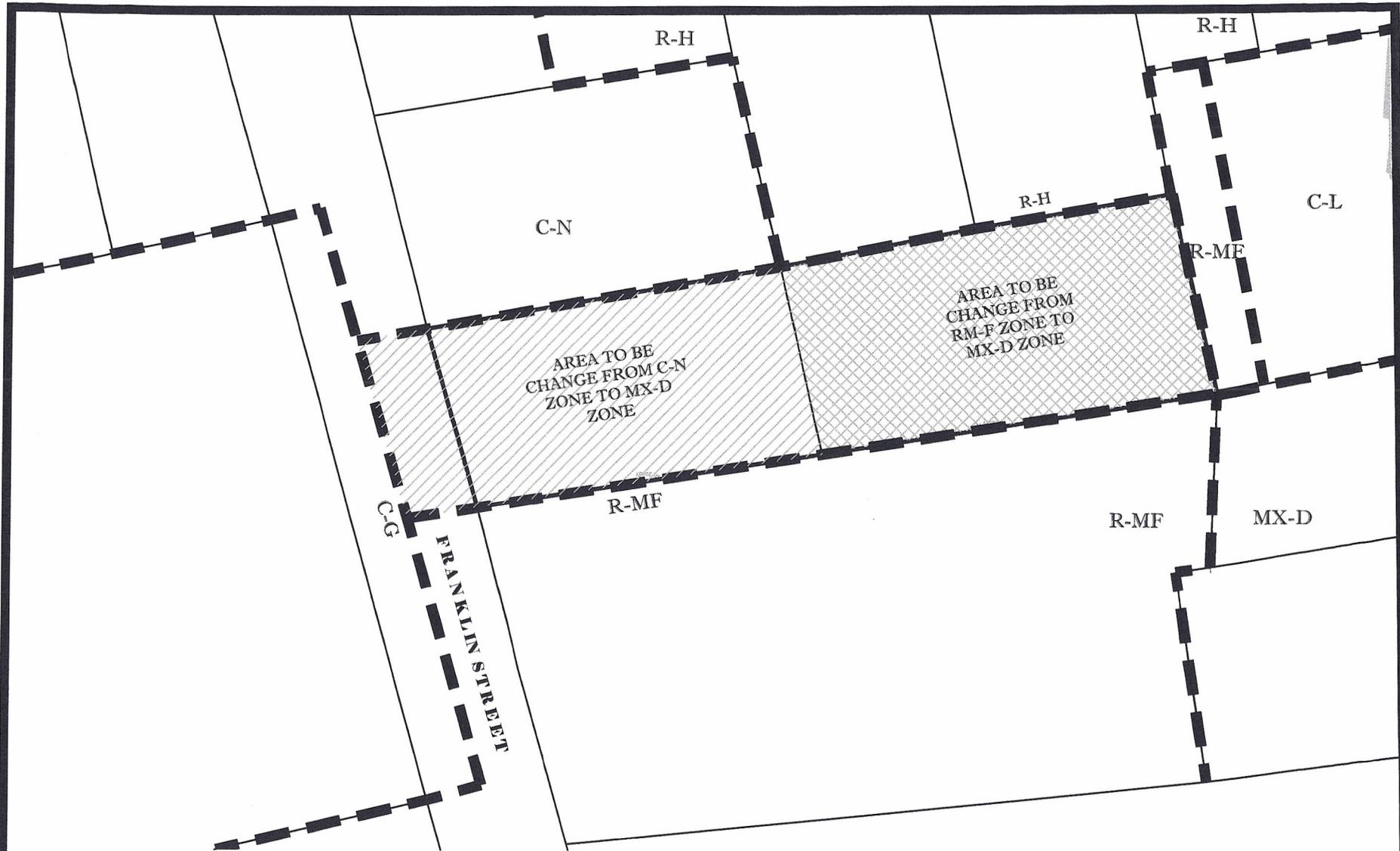
[Signature]  
 Notary Public - Commissioner of the Superior Court



**FOR OFFICE USE ONLY**

APPL. #: \_\_\_\_\_ Received in the office of the Zoning Board: Date: \_\_\_\_\_

By: \_\_\_\_\_



-  AREA TO BE CHANGED FROM ZONE C-N TO ZONE MX-D
-  AREA TO BE CHANGED FROM ZONE R-MF TO ZONE MX-D

**ZONING CHANGE EXHIBIT  
FRANKLIN STREET  
STAMFORD, CT**

**REDNISS  
& MEAD**

COMM. NO.: 7167      DATE: 12/16/2015      SCALE: 1:30

## **Zone Change Area Description**

### **Star Partners, LLC – Franklin Street MXD Zone Change March 16, 2016**

Block #: 115

Area: 0.3± acres (includes 0.025± acres of portion of Franklin Street right-of-way along site frontage)

Property changing from a mix of C-N (Neighborhood Business) and R-MF (Multiple Family High Density Design) to MX-D (Mixed Use Development), further described as follows:

Beginning at a point on the intersection of the southerly boundary of property n/f of Russell & Gene K. Davis (123 North Street) and the westerly boundary of property n/f of Upright LLC (780 Summer Street), subject area is bounded as follows:

EASTERLY: 58'± by the said property n/f of Upright LLC;

SOUTHERLY: 235'± by property n/f of Twin Summer Condominium (758 Summer Street), property n/f of Franklin Court Condos (85 Franklin Street), and portion of Franklin Street, each in part;

WESTERLY: 53'± by the centerline of Franklin Street; and

NORTHERLY: 238'± by a portion of Franklin Street and properties n/f of Murphy Investment Co. Inc. (93 Franklin Street), Terrence W. Murphy (117 North Street) and Russel & Gene K. Davis (123 North Street), each in part.

## Briscoe, Tracy

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**From:** Cole, Norman  
**Sent:** Monday, May 02, 2016 3:45 PM  
**To:** Briscoe, Tracy  
**Subject:** FW: No Comments; 4-15-16, Appl. 216-08-Star Partners, L.L.C.-Franklin Street

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**From:** Pietrzyk, Stephen  
**Sent:** Monday, May 02, 2016 2:18 PM  
**To:** Cole, Norman  
**Cc:** Brink, William; Chakravarti, Prakash  
**Subject:** No Comments; 4-15-16, Appl. 216-08-Star Partners, L.L.C.-Franklin Street

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Our department does not have any comments for the captioned application.

Steve

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**APPLICATION FOR SPECIAL EXCEPTION**

Complete, notarize, and forward twelve (12) copies to Clerk of the Zoning Board with a **\$500.00 Public Hearing Fee** and the required application filling fee (**see Fee Schedule below**), payable to the City of Stamford. **NOTE:** Cost of required advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant.

**Fee Schedule**

Commercial Projects under 20,000 s.f. or Residential Projects under 10 dwelling units.	<b>\$380.00</b>
Commercial Projects 20,000 s.f. to 50,000 s.f. or Residential Projects 10 to 50 dwelling units.	<b>\$730.00</b>
Commercial Projects over 50,000 s.f. or Residential Projects over 50 dwelling units.	<b>\$1080.00</b>

APPLICANT NAME (S): Star Partners, LLC

APPLICANT ADDRESS: c/o agent: Redniss & Mead Inc. - 22 First Street, Stamford, CT 06905

APPLICANT PHONE #: c/o agent: 203-327-0500

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 0 Franklin Street (Assessor #003-6138)

ADDRESS OF SUBJECT PROPERTY: 0 Franklin Street (Assessor #003-6138)

PRESENT ZONING DISTRICT: Present: CN/RMF Proposed: MXD

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: See enclosed List of Site & Architectural Plans

REQUESTED SPECIAL EXCEPTION: (Attach written statement describing request)  
Multifamily Residential. See enclosed Project Narrative for further information.

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)  
See enclosed Property Description

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

<u>NAME &amp; ADDRESS</u>	<u>LOCATION</u>
Star Partners LLC	0 Franklin Street (Assessor #003-6138)
P.O. Box 2604	Stamford, CT 06902
Darien, CT 06820	

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application - PA 87-307).

DATED AT STAMFORD, CONNECTICUT, THIS 23<sup>rd</sup> DAY OF March 20 16

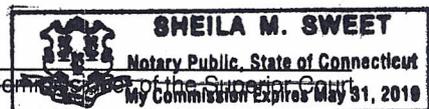
SIGNED: [Signature] (as agent)

**NOTE:** If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) working days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT ss STAMFORD March 23, 20 16  
 COUNTY OF FAIRFIELD

Personally appeared Raymond R. Mazzeo, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

[Signature]



**FOR OFFICE USE ONLY**

APPL. #: \_\_\_\_\_ Received in the office of the Zoning Board: Date: \_\_\_\_\_

By: \_\_\_\_\_



GENERAL DEVELOPMENT PLAN

**APPLICATION FOR APPROVAL OF SITE & ARCHITECTURAL PLANS AND / OR REQUESTED USES**

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TITLE OF SITE PLANS & ARCHITECTURAL PLANS: \_\_\_\_\_

See enclosed List of Site & Architectural Plans

REQUESTED USE: Multifamily Residential. See enclosed Project Narrative for further information.

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)

See enclosed Property Description

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

**NAME & ADDRESS**

**LOCATION**

Star Partners LLC  
 P.O. Box 2604  
 Darien, CT 06820

0 Franklin Street (Assessor #003-6138)  
 Stamford, CT 06902

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? \_\_\_\_\_ (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

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SIGNED: [Signature] (as agent)

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STATE OF CONNECTICUT

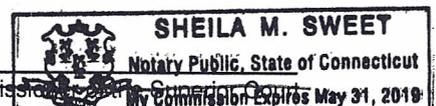
ss STAMFORD March 23, 2016

COUNTY OF FAIRFIELD

Personally appeared Raymond R. Manzo, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

[Signature]

Notary Public - Commission Expires \_\_\_\_\_



**FOR OFFICE USE ONLY**

APPL. #: \_\_\_\_\_ Received in the office of the Zoning Board: Date: \_\_\_\_\_

By: \_\_\_\_\_



FINAL SITE PLAN

**APPLICATION FOR APPROVAL OF SITE & ARCHITECTURAL PLANS AND / OR REQUESTED USES**

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APPLICANT PHONE #: c/o agent: 203-327-0500

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TITLE OF SITE PLANS & ARCHITECTURAL PLANS: \_\_\_\_\_

See enclosed List of Site & Architectural Plans

REQUESTED USE: Multifamily Residential. See enclosed Project Narrative for further information.

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)

See enclosed Property Description

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

**NAME & ADDRESS**

**LOCATION**

Star Partners LLC  
 P.O. Box 2604  
 Darien, CT 06820

0 Franklin Street (Assessor #003-6138)  
 Stamford, CT 06902

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? \_\_\_\_\_ (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DATED AT STAMFORD, CONNECTICUT, THIS 2<sup>nd</sup> DAY OF March 2016

SIGNED: [Signature] (as agent)

**NOTE:** If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) working days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT

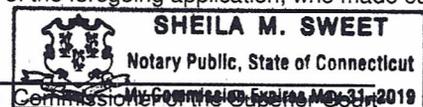
ss STAMFORD March 23, 2016

COUNTY OF FAIRFIELD

Personally appeared Raymond R. Mazzeo, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

[Signature]

Notary Public -



**FOR OFFICE USE ONLY**

APPL. #: \_\_\_\_\_ Received in the office of the Zoning Board: Date: \_\_\_\_\_

By: \_\_\_\_\_

**Drawing List**  
**Star Partners, LLC – Franklin Street MXD**  
**Site/Architectural Plan Applications**  
**March 16, 2016**

<u>Sheet #</u>	<u>Title/Description</u>	<u>Prepared by</u>	<u>Date</u>
A-00	Title Sheet	AWA Design Group	3/4/16
A-01	Site Plan, Zoning Data & Trash Enclosure Details	AWA Design Group	3/4/16
A-02	Floor Plans	AWA Design Group	3/4/16
A-03	Floor Plans	AWA Design Group	3/4/16
A-04	Elevations	AWA Design Group	3/4/16
--	Property & Topographic Survey	Redniss & Mead	2/25/16
LP.1	Landscape Plan	Environmental Land Solutions	3/18/16
--	Site Engineering Plans	Redniss & Mead	to be submitted

## General Property Description

### Star Partners, LLC – Franklin Street MXD Site/Architectural Plan Applications March 16, 2016

Block #: 115

Area: 0.28± Acres

All that parcel of land commonly known as 0 Franklin Street (Assessor #003-6138); located in the City of Stamford, and generally described as follows:

Beginning at a point on the intersection of the southerly boundary of property n/f of Russell & Gene K. Davis (123 North Street) and the westerly boundary of property n/f of Upright LLC (780 Summer Street), subject area is bounded as follows:

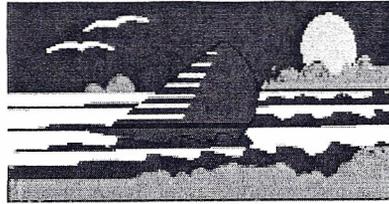
EASTERLY: 58'± by the said property n/f of Upright LLC;

SOUTHERLY: 215'± by property n/f of Twin Summer Condominium (758 Summer Street) and property n/f of Franklin Court Condos (85 Franklin Street), each in part;

WESTERLY: 53'± by the eastern edge of Franklin Street; and

NORTHERLY: 218'± by properties n/f of Murphy Investment Co. Inc. (93 Franklin Street), Terrence W. Murphy (117 North Street) and Russel & Gene K. Davis (123 North Street), each in part.

William P. Brink, P.E. BCPE  
Executive Director  
Stamford Water Pollution Control Authority  
203-977-5809  
wbrink@ci.stamford.ct.us



**STAMFORDWPCA**

Michael Handler, Chairman  
SWPCA Board of Directors  
Stamford Water Pollution Control Authority  
203-977-4152  
mhandler@ci.stamford.ct.us

TO: Norman F. Cole, Land Use Bureau Chief

FROM: Stephen W. Pietrzyk, Collection Systems Supervisor

CC: Prakash Chakravarti, P.E., Supervising Engineer  
Jane Gibeault, Regulatory Compliance Inspector

DATE: May 3, 2016

**RE: Application 216-09-Star Partners, LLC-Franklin St., General Development, Final Site, Special Exception and Architectural Plans**-requesting approval of General Development, Final Site Plan and Special Exception approval for the development of a 13-unit multi-family apartment building with associated parking, amenities, landscaping and drainage facilities in the MX-D Infill Zone.

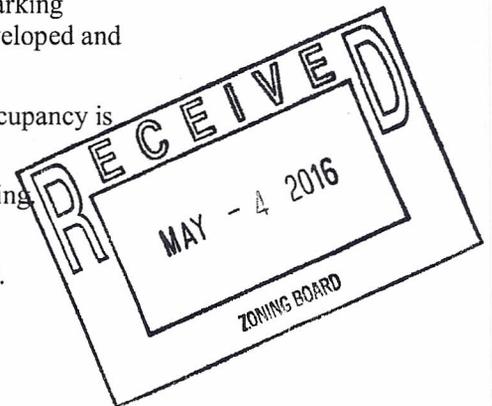
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In reference to the captioned application dated April 15, 2016, the following comments are outlined below:

1. Assess and verify existing sewer flows for the 12" Public Sewer Line can accommodate the proposed development discharge flows;
2. Provide sewer discharge flow calculations for the development;
3. SE-1 depicts a chimney connection. Please provide a detailed drawing of the proposed connection;
4. Pitch for the sewer lateral shall be 2% not 1% as shown;
5. A post-construction inspection and maintenance program for the parking garage's collection, conveyance, and treatment system must be developed and submitted to WPCA for review and comment;
6. Connection assessment charges will be due when Certificate of Occupancy is issued; and,
7. A discharge permit from Stamford WPCA is required for the building.

Should you have any questions, feel free to contact us at 203-977-5768.

Thank you.



Stamford WPCA, 111 Harbor View Ave., Stamford, CT 06902

MAYOR  
DAVID MARTIN



DIRECTOR OF OPERATIONS  
ERNIE ORGERA

LAND USE BUREAU CHIEF  
NORMAN F. COLE, A.I.C.P.  
Tel: (203) 977-4714

**CITY OF STAMFORD  
ZONING BOARD  
LAND USE BUREAU**  
888 WASHINGTON BOULEVARD  
P.O. Box 10152  
STAMFORD, CT 06904 -2152

April 15, 2016

Ms. Theresa Dell, Chair, Planning Board  
Attn: David Woods, Principal Planner  
Land Use Bureau, City of Stamford  
Government Center Building  
888 Washington Boulevard  
Stamford, CT 06904

**RE: Appl. 216-09 – STAR PARTNERS, LLC – FRANKLIN STREET, General Development, Final Site, Special Exception and Architectural Plans**, – requesting approval of General Development, Final Site Plan and Special Exception approval for the development of a 13-unit multi-family apartment building with associated parking, amenities, landscaping and drainage facilities in the MX-D Infill Zone.

Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned General Development, Special Exception and Final Site / Architectural Plan applications are hereby referred to the Planning Board of the City of Stamford for its advisory report.

Referral comments should be filed with the Zoning Board Office by *May 20, 2016*. Please feel free to attend our Public Hearing to present your referral comments.

Sincerely,

  
Norman F. Cole  
Land Use Bureau Chief