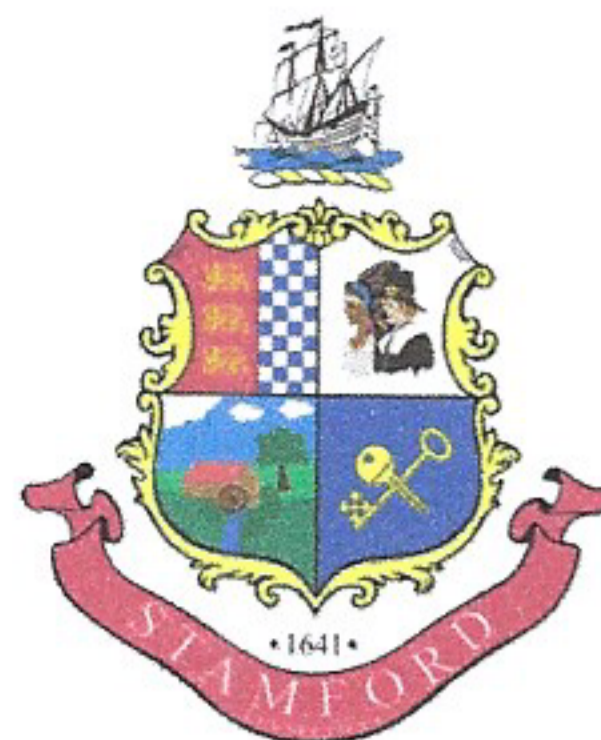


MAYOR
Caroline Simmons



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

DIRECTOR OF OPERATIONS
Matthew Quiñones

Land Use Bureau Chief
Ralph Blessing

Principal Planner
Vineeta Mathur
(203) 977-4716
vmathur@stamfordct.gov

Associate Planner
Lindsey Cohen
(203) 977-4388
lcohen@stamfordct.gov

September 26, 2024

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

**RE: ZB APPLICATION #224-33 - RAYMOND MAZZEO, REDNISS & MEAD representing
460 SUMMER STREET, LLC & 460 SUMMER, LLC - 460 SUMMER STREET - 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, September 24, 2024, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is seeking to convert an existing 5-story Class B office building consisting of 28,279 sq. ft. into forty (40) apartments with associated parking and amenities.

Raymond Mazzeo, Redniss & Mead, made a presentation and answered questions from the Board.

After some discussion, the Planning Board unanimously voted to recommended *approval* of *ZB Application #224-33* and found this to be in general harmony with the 2015 Master Plan and is aligned with the following Master Plan Strategies and Policies:

- Strategy 3A.3: Encourage modernization of office space and allow for adaptive reuse.
- Strategy 3B.3 and 5A.3: Encourage redevelopment of vacant Downtown office space for housing.
- Strategy 3B.2: Encourage the reconfiguration of existing office and retail space to accommodate market trends and potential new users.
- Policy 4D: Promote Transit-Oriented Development.
- Policy 6B: Create new affordable housing.
- Policy 6C: Encourage development of mixed-income housing.
- Strategy 6C.2: Promote development of a variety of housing types.
- Strategy 7G.3: Where feasible, locate and/or design development such that 50 percent of residential units are within a ¼-mile radius of walkable, diverse uses supportive of the compact and complete community.
- Strategy 7J.5: Encourage adaptive reuse of existing structures

Sincerely,

STAMFORD PLANNING BOARD

A handwritten signature in blue ink, appearing to read 'Jay Tepper (a)', is written over the printed name.

Jay Tepper, Chair

JT/lac

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

October 22, 2024

To: Vineeta Mathur Principal Planner

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

Subject:

**460 Summer Street - 460 Summer LLC
Zoning Application No. 224-33**

The Engineering Department received Zoning application documents seeking the conversion of an existing 5-story Class B office Building consisting of 28,279 square feet into 40 apartments with associated parking and amenities.

The following documents were reviewed:

-Property & Topographic Survey Depicting 460 Summer Street Prepared for Greenwich Realty Development LLC by Redniss & Mead dated 9/6/24

-SE-1 Site Development Plan Depicting 460 Summer Street Prepared for Greenwich Realty Development LLC by Redniss & Mead dated 9/6/24

-Project Narrative 460 Summer Street, Special Permit & Final Site and Architectural Plan and/or Requested uses Applications by Redniss & Mead dated 9/6/24

-Aerial Exhibit 460 Summer Street by Redniss & Mead dated 7/24/24

-Stormwater Management Standards - Exemption Request Form 460 Summer Street by Bret Holzwarth, P.E. of Redniss & Mead dated 9/6/24

The Engineering Department does not object to this application proceeding with the Zoning approval process; however, the following must be addressed by a CT Professional Engineer prior to Building Permit issuance:

- 1) The Engineer of Record must provide a signed and sealed drainage statement, stating that this project will not create adverse drainage impacts to adjacent or downstream properties or City drainage facilities.
- 2) Water Quality improvements are required, in accordance with the Stamford Stormwater Drainage Manual.
- 3) Assess the parking lot for total repaving.

- 4) Clarify the subsurface conditions of the "disturbed ground" in the parking lot.
- 5) Clarify if the dry well functions properly under various rain events and if reconstruction or an upgrade is warranted. The grate must be H20 load rated.
- 6) Increase the amount of pervious surfaces and landscaping on the property. This may include tree pits and trees along the Summer Street frontage and expanded landscape areas along the Franklin Street frontage and other areas.
- 7) Identify the purpose of the bare area in the right corner along the Summer Street frontage. This is a potential location for new landscaping.
- 8) Parking space #26 measures 9.5 ft wide and parking space #16 on the same row measures less than 8 ft wide at its narrowest point. Reduce the width of parking space #26 and shift all spaces in the row to provide at least 8.5 ft width for parking space #16 and maintain a consistent alignment for all spaces.
- 9) The areas adjacent to parking spaces #15 and #16 are potential areas for expanded landscaping.
- 10) Provide a pavement detail for the driveway.
- 11) Provide a landscape plan.
- 12) A Drainage Maintenance Agreement (DMA) may be required.
- 13) Provide an erosion and sediment control plan, with details.
- 14) Show the adjustments and removals of the stone curbs and gate controls.
- 15) The striping for the bike storage areas must be different than the striping for the handicap accessible areas, given the proximity to the van space.
- 16) Provide the survey referenced in General Note #2 and reference the survey provided, which is Property & Topographic Survey Depicting 460 Summer Street Prepared for Greenwich Realty Development LLC by Redniss & Mead dated 9/6/24.
- 17) The Engineering Department reserves the right to make additional comments.

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

CC: Bret Holzwarth

Reg. No. 291

From: [Mathur, Vineeta](#)
To: [Ray Mazzeo](#); [Fahan, Courtney](#)
Subject: Fw: Application 224-33-Redniss & Mead on behalf of 460 Summer Street LLC
Date: Wednesday, October 9, 2024 10:20:09 AM
Attachments: [image001.png](#)

From: Armstrong, Chad <CArmstrong1@StamfordCT.gov>
Sent: Friday, September 27, 2024 11:15 AM
To: Mathur, Vineeta <VMathur@StamfordCT.gov>
Subject: Application 224-33-Redniss & Mead on behalf of 460 Summer Street LLC

Good morning Vineeta,

The following has been noted by the Fire Marshal Office regarding the Preliminary Site Plan Review:

Inspection Note

Conducted a Preliminary plan review for 460 Summer St- Conversion of Office Building to 40 residential

units. Fire Marshal indicates the following issues are to be addressed: Full FM plan review required, Life

safety plan. FA Plan, Egress Plan, FD access from Franklin St, Full NPFA 13 sprinkler system,

Standpipe system, Bike Storage to be a rated space for electric bikes and battery storage, EV chargers

for cars are to be as close to open air as possible due to fire risk, ***If the building is to be used for

Dorms- the codes pertaining to dorms are to be followed for construction.

Please feel free to reach out if there are any questions.

Be Safe,

Chad Armstrong
Assistant Fire Marshal (FM 102)

Stamford Fire Department
888 Washington Blvd. 7th fl
Stamford, CT 06901
Desk: (203) 977-4843
Main: (203) 977-4651
Cell: (203) 223-2418
CArmstrong1@stamfordct.gov



CONFIDENTIALITY NOTICE: This electronic transmission (and/or any attachments accompanying it) contains information from the Fire Marshal Office, City of Stamford, which may be confidential, privileged or otherwise protected from disclosure. The information is intended to be used solely by the recipient(s) named above. If you are not the intended recipient(s), you are hereby notified that any dissemination, disclosure, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please promptly notify the sender by reply email and destroy the original message.

**CITY OF
STAMFORD**

MAYOR
CAROLINE SIMMONS

TRANSPORTATION BUREAU CHIEF
FRANK W. PETISE, P.E.
Email: fpetise@stamfordct.gov

DIRECTOR OF OPERATIONS
MATT QUIÑONES
Email: mquinones@stamfordct.gov



RECEIVED

OCT - 9 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, P.E.
Transportation Bureau Chief

DATE: October 8, 2024

RE: Zoning Board Application 224-33


Luke Battenwieser
Transportation Planner

Application #224-33

460 Summer Street
460 Summer Street LLC

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

- Zoning Board application received September 13, 2024;
- Project narrative;
- Property and Topographic Survey prepared by Redniss and Mead dated September 6, 2024;
- Site Development Plan prepared by Redniss and Mead dated September 6, 2024;
- Trip and parking generation report prepared by Kimley-Horn dated August 2024.

The proposed application does not appear to have a potential adverse impact on traffic and parking. However, the Department has the following comments related to the Site Plan that shall be addressed during the Building Permit Process:

1. Clarify the direction of traffic at the Summer Street driveway.
2. Clarify if the stone curbs and gate will be removed.
3. Remove bike racks from the dumpster enclosure and ADA parking area.

4. Add the following at the Franklin Street egress driveway
 - a. Stop sign and painted stop bar
 - b. Speed hump
 - c. One-way sign
 - d. Do not enter signs
5. The current driveway apron and pedestrian at the Franklin Street egress driveway may not be ADA compliant and may need to be rebuilt. If it is determined that the apron is not ADA compliant, then it shall be rebuilt to standard.

William P. Brink, P.E. BCEE
Executive Director
Stamford WPCA
WBrink@StamfordCT.gov



Edward Kelly, Chairman
SWPCA Board of Directors
Stamford WPCA
EKelly@StamfordCT.gov

Date: October 23, 2024
To: Vineeta Mathur, Associate Planner
From: Ann Brown, P.E., Supervising Engineer *AMB*
Subject: **Application 224-33 Redniss & Mead on behalf of 460 Summer Street LLC & 460 Summer LLC, 460 Summer Street, 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 to convert an existing 5-story Class B office building consisting of 28,279 square feet into 40 apartments with associated parking and amenities and offers the following comments:

Sanitary Lateral

1. Please confirm if a connection (tie-in) to the Public Sanitary Sewer System is proposed.

Covered Parking Garage Drains

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.

Courtyards

William P. Brink, P.E. BCEE
Executive Director
Stamford WPCA
WBrink@StamfordCT.gov



Edward Kelly, Chairman
SWPCA Board of Directors
Stamford WPCA
EKelly@StamfordCT.gov

4. The submitted plans show an interior courtyard above the ground floor that is open to the sky, all drainage from the courtyard shall not discharge to sanitary sewer.

Construction Dewatering

5. 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 Keith May, Plant Supervisor at 203-977-5780 or by e-mail at Kmay@stamfordct.gov for the necessary forms and requirements.
6. 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

Connection Charges

9. 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 on 203-977-5896.

Attachment

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