

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](mailto:vmathur@stamfordct.gov)

Associate Planner  
**Lindsey Cohen**  
(203) 977-4388  
[lcohen@stamfordct.gov](mailto:lcohen@stamfordct.gov)

March 14, 2024

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

**RE: ZB APPLICATION 224-02 – 31 MAPLE TREE LLC - 31 MAPLE TREE AVENUE - Site & Architectural Plans and/or Requested Uses, Special Permit and an application for approval for addition to the Stamford Cultural Resources Inventory (CRI)**

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 the reconstruction of a historic house and construct four (4) new townhouses to the rear along with landscaping and parking requiring: *[a]* application to include the historic home on the Cultural Resources Inventory, *[b]* text amendment to modify parking area requirements, *[c]* Site Plan approval and *[d]* Special Permit approval for seven items described in the application materials.

Jason Klein, 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 #224-02* with the recommendation that all the conditions made by HPAC at their March 5, 2024 meeting be followed and to make sure there is adequate room for emergency services vehicles to be able to turn around. 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  
**Matthew Quiñones**

LAND USE BUREAU CHIEF  
**Ralph Blessing**

HPAC CHAIR  
**David W. Woods, AIA**

**CITY OF STAMFORD**  
**HISTORIC PRESERVATION ADVISORY COMMISSION**  
888 WASHINGTON BOULEVARD  
STAMFORD, CT 06904 -2152

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

**From:** David W. Woods, AIA, NCARB, LEED-AP

**Subject:** **HPAC Resolution**  
**ZB Application #224-02 - 31 Maple Tree Avenue**  
**Special Permit Application**

**Date:** March 7, 2024

At HPAC's Regular Meeting held Tuesday, March 5, 2024, the Commission was presented with the design concept for renovation/restoration of a residential structure at 31 Maple Tree Avenue, including a residential addition. It is understood that two (2) units within the historic structure will be renovated, the exterior will be restored, and a small addition will be placed at the back. The project has been submitted for consideration under Section 7.3 of the Zoning Regulations. The following is a record of the Commission's discussion:

The Commission would like to commend the owner for filing a Section 7.3 application to save this important structure. By unanimous vote, the Commission supports the concept plans presented with these important issues to be included in the design, as agreed to by the owner.

1. The small addition at the back of the historic structure is approved with the understanding that the siding, new windows, new columns at the side porch and the roof line and materials will match existing historic details.
2. The Commission requested that the turn around/service access pad at the front yard be deleted from the site plan. The Commission further requests that landscape planting be provided in lieu of asphalt paving or any other hard surface that can facilitate parking.
3. The owner has agreed to use Hardie board siding that will match the siding that is used on the historic structure (in color and scale). The color was indicated to be white on the rendering. The Commission assumes the siding will all be the same "white color" on both buildings.
4. After considerable discussion about the height of the four (4) unit addition, the owner has agreed to revise and simplify a number of details and massing of the roof. They include: **[a]** the dormers on the 4th floor roof; **[b]** removal of the small, shed roof at the first residential ceiling line; and **[c]** the "bay frame" details at the windows of the second residential floor. They also agreed the base will be brick on the driveway side only. The base will be Hardie siding on the other three (3) sides. It was noted that the historic structure is simple in design, and the new building should try to match that simple colonial character.

5. The Commission defers to the Zoning Board to resolve the height issues [four (4) stories] as noted under the Special Permit request. The Commission generally agrees the new structure appears too tall.
6. The Commission had considerable discussion about the Text Change request that relates to on-site parking and setback requirements. (The chart in Table 12.6 - "Minimum Distances of Parking Areas from lot lines and buildings.") The Commission prefers that no Text Changes be allowed to Section 7.3 of the Regulations. It is believed that Section 7.3, the historic section of the Regulations, should not be altered and any adjustments to parking standards can be handled through the "Special Permit" application process for individual projects going forward.

The Commission requests that the development team return with progress plans and details for final review. The new plans and corrections can be submitted to the Land Use Bureau for Commission review and can be done online (electronically) for a final approval. If the owner wishes to take exception to the notes provided, they have the option to return to the Commission for a public presentation and a vote.

In granting support for the project design, the Commission understands that the owners have submitted the project to the City's Cultural Resources Inventory. That approval is provided under a separate Resolution.

HPAC understands the Land Use Boards may have other considerations for review that are beyond the scope of HPAC recommendations. Those may include bonuses, setbacks, parking, and landscape improvements that are normally under the Zoning Regulations and are not a part of HPAC review. Those include the Special Permit items that were noted in this presentation to the Commission.

- Permit a total of six (6) homes in lieu of four (4) allowed.
- Permission for one (1) parking space per household.
- Revision of parking setback from lot lines or building structure.
- Permit total building height of four (4) stories in lieu of three (3) stories permitted.
- Permit rear yard setback of 26.3 feet in lieu of 30 feet.
- Permit side yard setback of 10.1 feet in lieu of 15 feet.
- Permit adjustment to the light & air requirements at the south side property line.

Once again, we thank the owner for their presentation to the Commission.

David W. Woods, AIA, NCARB  
Chair, Historic Preservation Advisory Commission

MAYOR  
**Caroline Simmons**



DIRECTOR OF OPERATIONS  
**Matthew Quiñones**

LAND USE BUREAU CHIEF  
**Ralph Blessing**

HPAC CHAIR  
**David W. Woods, AIA**

**CITY OF STAMFORD  
HISTORIC PRESERVATION ADVISORY COMMISSION**

888 WASHINGTON BOULEVARD  
STAMFORD, CT 06904 -2152

RECEIVED

March 7, 2024

MAR - 7 2024

Vineeta Mathur, Principal Planner  
Land Use Bureau  
City of Stamford  
888 Washington Boulevard,  
Stamford, CT 06901

ZONING BOARD

**RE: ZB APPLICATION #224-02 - 31 MAPLE TREE AVENUE - CRI APPLICATION**

Dear Mr. Stein & Members of the Zoning Board:

Please be advised the Historic Preservation Advisory Commission held a duly noticed Public Hearing on Zoning Board Application #224-02 on March 5, 2024 to add the property known as 31 Maple Tree Avenue (as noted above) to the City of Stamford Cultural Resources Inventory (CRI). The application is based on satisfaction of Criteria A and B of Section 7.3 of the Zoning Regulations.

Upon reviewing the submitted documents and consideration of testimony received during the Public Hearing and by unanimous vote, the Commission voted for approval of the application based on satisfaction of Criteria A and B.

Sincerely,

David Woods, Chairman  
Historic Preservation Advisory Commission

cc: Ralph Blessing, Land Use Bureau Chief

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:** February 20, 2024

**To:** Vineeta Mathur, Associate Planner

**From:** Ann Brown, P.E., Supervising Engineer *AMB*

**Subject:** **Application 224-01-31 Maple Tree, LLC, 31 Maple Tree Avenue, Stamford, CT – Text Change**  
**Application 224-02-31 Maple Tree, LLC, 31 Maple Tree Avenue, Stamford, CT – Site and Architectural Plans and/or Requested Uses, Special Permit and an application for approval for addition to the Stamford Cultural Resources inventory (CRI)**

The Stamford WPCA has reviewed the applications submitted for the referenced project and offers the following comments.

Application 224-01 – Text Change

The Stamford WPCA has reviewed the referenced application for Text Change and determined that the proposal has no impact on any authority of this department. The WPCA has no objection to the application continuing with the approval process.

Application 224-02 - Site and Architectural Plans and/or Requested Uses, Special Permit

The Stamford WPCA has reviewed the referenced application for Site & Architectural Plans and/or Requested Uses and a Special Permit for the reconstruction of a historic house and construction of four (4) new townhouses to the rear of the property along with landscaping and parking.

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

Sanitary Lateral

1. An outdoor cleanout is required for each unit. Please add to plans.
2. The Sheet 2 Utility Plan proposes a sewer tie-in to an existing lateral. Please add the following note into the plans: Before connecting to the existing lateral, the owner/permit applicant must videotape the existing lateral to the public sanitary sewer line, to ensure there are no obstructions and the lateral is in good operational condition. A copy of this video must be provided to SWPCA for review and approval. Upon receipt of SWPCA's approval, the owner/permit applicant must coordinate and schedule the connection activity with the city plumber inspector.



3. The utility plan must also include a sanitary sewer connection detail, which notes a Shielded Fernco Coupling with stainless steel shear ring for gravity pipes is to be used for the connection to the existing lateral. Please add to plans.

#### Connection Charges

4. 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](mailto:ABrown2@stamfordct.gov) or phone 203-977-5896.

#### 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 Robert Pudelka, Plant Supervisor at 203-977-5780 or by e-mail at [rpudelka@stamfordct.gov](mailto:rpudelka@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

The SWPCA has no objection to the application continuing with the approval process.

The SWPCA reserves the right to make additional comments.

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

# 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

---

November 12, 2024

To: Vineeta Mathur Principal Planner

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

**Subject: Revised Submittal**  
**31 Maple Tree Avenue - 31 Maple Tree, LLC**  
**Zoning Application No. 224-01, 224-02**

The Engineering Department received REVISED Zoning application documents proposing the reconstruction of a historic house and the construction of four (4) new townhouses to the rear along with landscaping and parking.

The following documents were reviewed:

-Zoning Location Survey of Property at 31 Maple Tree Avenue Prepared for 31 Maple Tree LLC by D'Andrea Surveying & Engineering, P.C. latest revision 4/22/24

-Topographic Survey of Property at 31 Maple Tree Avenue Prepared for 31 Maple Tree LLC by D'Andrea Surveying & Engineering, P.C. dated 1/26/23

-Grading Plan Residential Development 31 Maple Tree Avenue Prepared for 31 Maple Tree LLC by D'Andrea Surveying & Engineering, P.C. latest revision 5/20/24

-Utility Plan Residential Development 31 Maple Tree Avenue Prepared for 31 Maple Tree LLC by D'Andrea Surveying & Engineering, P.C. latest revision 5/20/24

-Sedimentation & Erosion Control Plan Residential Development 31 Maple Tree Avenue Prepared for 31 Maple Tree LLC by D'Andrea Surveying & Engineering, P.C. latest revision 5/20/24

-Notes & Details Residential Development 31 Maple Tree Avenue Prepared for 31 Maple Tree LLC by D'Andrea Surveying & Engineering, P.C. latest revision 5/20/24

-Drainage Summary Report "Lite" for 31 Maple Tree Avenue Prepared for 31 Maple Tree LLC by Leonard D'Andrea, P.E. of D'Andrea Surveying & Engineering, P.C. dated 1/26/23, latest revision 5/20/24

-LP.1 Landscape Plane, 31 Maple Tree, LLC 31 Maple Tree Avenue by Matt Popp, LA of Environmental Land Solutions, LLC dated 2/9/23, latest revision 8/2/24

The Engineer of Record, Matthew M. Kivijarv, P.E. 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."

Although the Engineering Department does not object to this application for the proposed residential reconstruction and new construction proceeding with the Zoning approval process, there are previous comments (numbered from that review) that have not been addressed and there are additional comments. The following must be addressed by a CT Professional Engineer prior to Building Permit issuance:

2) Provide test pits and saturated hydraulic conductivity tests in the permeable pavement areas and for the 4-unit Cultec system (Retention System #1). These areas have type D soils according to the information provided. Update the draw down calculation for Retention System #1 using the HCT results. PLEASE PROVIDE A TEST PIT IN ALL PROPOSED PERMEABLE PAVEMENT AREAS.

9) Use City details for the concrete sidewalk, driveway entrance (apron) and curb. These details must specify Class "F" 4000 psi concrete. PLEASE REVISE THE DETAILS PER CITY STANDARDS. CORRECTION- CLASS "F" CONCRETE SHOULD BE 4400 PSI.

11) The parking summary shows 4 uncovered parking spaces; however, the Utility Plan indicates the 2 permeable parking spaces will be for runoff collection only. Clarify if cars will be permitted to park in these spaces. The City discourages the use of porous pavement in parking spaces where vehicle fluids may leak. PLEASE REVISE THE PLANS TO PROVIDE PERMEABLE PAVEMENT IN NON PARKING AREAS. PERMEABLE PAVEMENT IN DRIVEWAY AREAS IS ACCEPTABLE WITH SUBSTANTIAL MAINTENANCE.

#### New Comments

A) Use NOAA Atlas 14 for the HydroCAD modeling and revise the Drainage Summary Report, accordingly.

B) Clarify on the plans if the proposed catch basin on the west side will be a yard drain (in a grassed area) or in pavement. The Landscape Architect must confirm if the arborvitae (TO) will encroach on the proposed catch basin. Revise the grades and catch basin location, as necessary.

C) The Engineering Department must assign addresses to the units.

D) The Engineering Department reserves the right to make additional comments.

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

CC: Matt Kivijarv  
Pam Fausty  
Dan Chapple  
Jay Klein

Reg. No. 307

Memo To: Vineeta Mathur, Associate Planner  
Zoning Board, Stamford

From: Pamela B. Fausty, Environmental Analyst  
Environmental Protection Board

Subject: Application 224-01 (text change), & 224-02  
31 Maple Tree Avenue  
31 Maple Tree, LLC,

Date: August 16, 2024

---

Environmental Protection Board Staff has reviewed the plans submitted for the proposed Site and Architectural Plans and/or Requested Uses, Special Permit and an application for approval for addition to the Stamford Cultural Resources Inventory (CRI) at 31 Maple Tree Avenue and has no objections. However, the following comments are provided in order to insure minimal adverse environmental impacts from the proposed development:

1. To better meet goals of “low impact development” and improve water quality, include additional measures such as bio-swales and additional permeable pavers.
2. Revise the planting plan to include additional native plantings around the level spreader to aid in stormwater infiltration and to substitute invasive Liriope Muscari and Pennisetum Alopecuroides with native species.
3. Submission of a performance bond, certified check, or other acceptable form of surety to secure the timely and proper performance of sediment and erosion controls, drainage, landscaping, professional supervision and certifications. A detailed estimate of these costs is to be supplied to EPB Staff for approval. The performance surety shall be submitted to EPB Staff prior to the start of any site activity and issuance of a building permit.
4. All final grading, drainage, stabilization, and other engineered 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 the receipt of a signature authorizing the issuance of a certificate of occupancy and release of surety.
5. All approved landscaping shall be conducted under the supervision of a qualified landscaping professional with written certifications submitted to EPB Staff prior to the receipt of a signature authorizing the issuance of a certificate of occupancy and release of surety.
6. Submission of City of Stamford standard landscape and drainage maintenance agreements prior to final certificate of occupancy and return of surety.

Thank you for the opportunity to comment.

**From:** [Mathur, Vineeta](#)  
**To:** [Fahan, Courtney](#)  
**Subject:** Fw: Referral Comments on Zoning Board Applications 224-01 & 224-02 (31 Maple Tree Avenue)  
**Date:** Monday, November 25, 2024 10:50:24 AM  
**Attachments:** [Landscape Rendering \(with turnaround space\) 11.12.24 \(S7601607\).PDF](#)

---

---

**From:** Fausty, Pamela <PFausty@StamfordCT.gov>  
**Sent:** Friday, November 15, 2024 3:36 PM  
**To:** Daniel C. Chapple <DChapple@carmodylaw.com>; Capelle, Willetta <WCapelle@StamfordCT.gov>  
**Cc:** Matthew Kivijarv <matt@rvdi.com>; Jason A. Klein <JKlein@carmodylaw.com>; Mathur, Vineeta <VMathur@StamfordCT.gov>; matt@elsllc.net <matt@elsllc.net>  
**Subject:** RE: Referral Comments on Zoning Board Applications 224-01 & 224-02 (31 Maple Tree Avenue)

Hi Daniel,

The Landscape Plan revised 11/12 24 appears to have addressed previous comments.

Best regards,

*Pam Fausty*  
Environmental Analyst  
City of Stamford, EPB  
[pfausty@stamfordct.gov](mailto:pfausty@stamfordct.gov)  
203-977-2717

---

**From:** Daniel C. Chapple <DChapple@carmodylaw.com>  
**Sent:** Wednesday, November 13, 2024 4:50 PM  
**To:** Fausty, Pamela <PFausty@StamfordCT.gov>; Capelle, Willetta <WCapelle@StamfordCT.gov>  
**Cc:** Matthew Kivijarv <matt@rvdi.com>; Jason A. Klein <JKlein@carmodylaw.com>; Mathur, Vineeta <VMathur@StamfordCT.gov>; matt@elsllc.net  
**Subject:** RE: Referral Comments on Zoning Board Applications 224-01 & 224-02 (31 Maple Tree Avenue)

Hi Pam,

Attached please find an updated landscape plan incorporating the comments. We have removed the Lariope and clearly indicated that the driveway will be replaced with lawn and landscaping. Can you please confirm that there are no other comments to address prior to the Zoning Board hearing on 11/18?

Thank you,  
Dan

---

**From:** Daniel C. Chapple <[DChapple@carmodylaw.com](mailto:DChapple@carmodylaw.com)>  
**Sent:** Wednesday, November 6, 2024 5:21 PM  
**To:** Fausty, Pamela <[PFausty@StamfordCT.gov](mailto:PFausty@StamfordCT.gov)>; Capelle, Willetta <[WCapelle@StamfordCT.gov](mailto:WCapelle@StamfordCT.gov)>  
**Cc:** Matthew Kivijarv <[matt@rvdi.com](mailto:matt@rvdi.com)>; Jason A. Klein <[JKlein@carmodylaw.com](mailto:JKlein@carmodylaw.com)>; Mathur, Vineeta <[VMathur@StamfordCT.gov](mailto:VMathur@StamfordCT.gov)>  
**Subject:** RE: Referral Comments on Zoning Board Applications 224-01 & 224-02 (31 Maple Tree Avenue)

Thank you, Pam. We will make these changes and get back to you before the hearing.

---

**From:** Fausty, Pamela <[PFausty@StamfordCT.gov](mailto:PFausty@StamfordCT.gov)>  
**Sent:** Wednesday, November 6, 2024 3:48 PM  
**To:** Daniel C. Chapple <[DChapple@carmodylaw.com](mailto:DChapple@carmodylaw.com)>; Capelle, Willetta <[WCapelle@StamfordCT.gov](mailto:WCapelle@StamfordCT.gov)>  
**Cc:** Matthew Kivijarv <[matt@rvdi.com](mailto:matt@rvdi.com)>; Jason A. Klein <[JKlein@carmodylaw.com](mailto:JKlein@carmodylaw.com)>; Mathur, Vineeta <[VMathur@StamfordCT.gov](mailto:VMathur@StamfordCT.gov)>  
**Subject:** [EXTERNAL] RE: Referral Comments on Zoning Board Applications 224-01 & 224-02 (31 Maple Tree Avenue)

Hi Dan,

I don't think the revised plans warrant additional comments. In your presentation to the ZB, point out how you have improved in the areas such as less imperviousness and additional plantings. However, you did not address the selection of Lariope, which should be replaced with a non-invasive. Also, I would like to see the development plans state that the existing driveway is to be removed and replaced with lawn and landscaping.

Regards,

*Pam Fausty*  
Environmental Analyst  
City of Stamford, EPB  
[pfausty@stamfordct.gov](mailto:pfausty@stamfordct.gov)  
203-977-2717

---

**From:** Daniel C. Chapple <[DChapple@carmodylaw.com](mailto:DChapple@carmodylaw.com)>  
**Sent:** Wednesday, November 6, 2024 12:41 PM  
**To:** Fausty, Pamela <[PFausty@StamfordCT.gov](mailto:PFausty@StamfordCT.gov)>; Capelle, Willetta <[WCapelle@StamfordCT.gov](mailto:WCapelle@StamfordCT.gov)>  
**Cc:** Matthew Kivijarv <[matt@rvdi.com](mailto:matt@rvdi.com)>; Jason A. Klein <[JKlein@carmodylaw.com](mailto:JKlein@carmodylaw.com)>  
**Subject:** RE: Referral Comments on Zoning Board Applications 224-01 & 224-02 (31 Maple Tree Avenue)

Good afternoon,

I am writing to follow up on my e-mail below. Please let me know if you have some time this week or early next week to chat.

Thank you,  
Dan

---

**From:** Daniel C. Chapple <[DChapple@carmodylaw.com](mailto:DChapple@carmodylaw.com)>  
**Sent:** Monday, November 4, 2024 1:03 PM  
**To:** Fausty, Pamela <[PFausty@StamfordCT.gov](mailto:PFausty@StamfordCT.gov)>; Capelle, Willetta <[WCapelle@StamfordCT.gov](mailto:WCapelle@StamfordCT.gov)>  
**Cc:** Matthew Kivijarv <[matt@rvdi.com](mailto:matt@rvdi.com)>; Jason A. Klein <[JKlein@carmodylaw.com](mailto:JKlein@carmodylaw.com)>  
**Subject:** Referral Comments on Zoning Board Applications 224-01 & 224-02 (31 Maple Tree Avenue)

Willetta and Pam,

Our Zoning Board hearing for App. Nos. 224-01 & 224-02 (31 Maple Tree Avenue) is scheduled for November 18. We received referral comments from you both when we initially submitted the applications. Attached are the comments we have received from you so far as well as the responses to the Engineering comments we submitted in February.

Since receiving these comments, we submitted revised application materials, which were referred to your office in late September or early October. We would like to schedule a time with you this week to go over the revised materials and discuss any remaining questions you may have. We think it would be helpful to meet with you at the same time, as some of the prior comments we received overlap.

Please let us know if you are available and, if so, what times work best for you.

Thank you,  
Dan

**Daniel C. Chapple** | [Bio](#)  
**Carmody Torrance Sandak & Hennessey LLP**  
1055 Washington Blvd., 4th Floor | Stamford, CT 06901-2218  
Direct: [203-252-2695](tel:203-252-2695) | Fax: [203-325-8608](tel:203-325-8608)  
[DChapple@carmodylaw.com](mailto:DChapple@carmodylaw.com) | [www.carmodylaw.com](http://www.carmodylaw.com)

-----  
This electronic message contains information from Carmody Torrance Sandak & Hennessey LLP, or its attorneys, which may be confidential, privileged or otherwise protected from disclosure. The information is intended to be used solely by the recipient(s) named. If you are not an intended recipient, be aware that any review, disclosure, copying, distribution or use of this transmission or its contents is prohibited. If you have received this transmission in error, please notify us immediately at 203-573-1200 or at the reply email address. For more information about Carmody Torrance Sandak & Hennessey LLP, please go to <http://www.carmodylaw.com>  
-----

**From:** [Mathur, Vineeta](#)  
**To:** [Fahan, Courtney](#)  
**Subject:** Fw: ZB App Nos. 224-01 & 224-02 (31 Maple Tree Avenue)  
**Date:** Monday, November 25, 2024 10:52:13 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

## TTP Comments

---

**From:** Buttenwieser, Luke <[LButtenwieser@StamfordCT.gov](mailto:LButtenwieser@StamfordCT.gov)>  
**Sent:** Monday, November 18, 2024 11:58 AM  
**To:** Jason A. Klein <[JKlein@carmodylaw.com](mailto:JKlein@carmodylaw.com)>; Daniel C. Chapple <[DChapple@carmodylaw.com](mailto:DChapple@carmodylaw.com)>; Petise, Frank <[FPetise@StamfordCT.gov](mailto:FPetise@StamfordCT.gov)>; Mathur, Vineeta <[VMathur@StamfordCT.gov](mailto:VMathur@StamfordCT.gov)>  
**Subject:** RE: ZB App Nos. 224-01 & 224-02 (31 Maple Tree Avenue)

Hi Vineeta,

Please see below. Let me know if you have any questions.

Thanks.

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

Stamford has committed to zero roadway deaths by 2032.

Learn more about [Stamford Vision Zero](#)



---

**From:** Jason A. Klein <[JKlein@carmodylaw.com](mailto:JKlein@carmodylaw.com)>  
**Sent:** Friday, November 15, 2024 12:28 PM  
**To:** Buttenwieser, Luke <[LButtenwieser@StamfordCT.gov](mailto:LButtenwieser@StamfordCT.gov)>; Daniel C. Chapple <[DChapple@carmodylaw.com](mailto:DChapple@carmodylaw.com)>; Petise, Frank <[FPetise@StamfordCT.gov](mailto:FPetise@StamfordCT.gov)>  
**Subject:** RE: ZB App Nos. 224-01 & 224-02 (31 Maple Tree Avenue)

That's great news. Thank you Luke. We appreciate your follow up on this one. Will you be preparing a formal memo or would you like me to forward the below email to Vineeta for your comments? Thanks again, Jay

---

**From:** Buttenwieser, Luke <[LButtenwieser@StamfordCT.gov](mailto:LButtenwieser@StamfordCT.gov)>  
**Sent:** Friday, November 15, 2024 11:59 AM

**To:** Jason A. Klein <[JKlein@carmodylaw.com](mailto:JKlein@carmodylaw.com)>; Daniel C. Chapple <[DChapple@carmodylaw.com](mailto:DChapple@carmodylaw.com)>; Petise, Frank <[FPetise@StamfordCT.gov](mailto:FPetise@StamfordCT.gov)>

**Subject:** [EXTERNAL] RE: ZB App Nos. 224-01 & 224-02 (31 Maple Tree Avenue)

Thanks Jay,

We'll make that recommendation. We have no objections to the Site Plan, but still reserve the right to make comments during the building permit phase.

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

Stamford has committed to zero roadway deaths by 2032.

Learn more about [Stamford Vision Zero](#)



---

**From:** Jason A. Klein <[JKlein@carmodylaw.com](mailto:JKlein@carmodylaw.com)>

**Sent:** Thursday, November 14, 2024 2:00 PM

**To:** Buttenwieser, Luke <[LButtenwieser@StamfordCT.gov](mailto:LButtenwieser@StamfordCT.gov)>; Daniel C. Chapple <[DChapple@carmodylaw.com](mailto:DChapple@carmodylaw.com)>; Petise, Frank <[FPetise@StamfordCT.gov](mailto:FPetise@StamfordCT.gov)>

**Subject:** RE: ZB App Nos. 224-01 & 224-02 (31 Maple Tree Avenue)

Thanks Luke. That language is not necessary. If you'd like to recommend that that language be struck we would have no objection. In fact, earlier this year the Zoning Board already adopted much of the language proposed in this text change (excluding the language you identified) in approving Appl. 223-39. A copy of the approved language is copied below for your reference (this came along with the 1911 Summer St project):

**Amend Section 7.3.C.3. Parking Standards by adding subsection c as follows:**

*[c. For Historic Buildings and Sites which are on the Cultural Resources Inventory, the Zoning Board may reduce or waive the development standards of Table 12.5 (Minimum Distances of Parking Areas from Lot Lines and Buildings) in order to facilitate the provision of on-site parking. Reduction or waiver in setback from internal lot lines shall be limited to no more than 50% of the length of such lot line. Where reduction in setback is granted, Parking Areas shall be screened from adjoining properties through a privacy fence such as a solid vinyl fence.]*

The only real difference between the language adopted by the Zoning Board in the attached and what we're proposing with 31 Maple is to allow the Zoning Board to reduce/waive the standards in Table 12.6 of the Zoning Regulations.

Happy to hop on the phone if you want to discuss. I'm on my cell today at 203-223-7738.

Thanks, Jay

---

**From:** Buttenwieser, Luke <[LButtenwieser@StamfordCT.gov](mailto:LButtenwieser@StamfordCT.gov)>  
**Sent:** Wednesday, November 13, 2024 7:42 PM  
**To:** Daniel C. Chapple <[DChapple@carmodylaw.com](mailto:DChapple@carmodylaw.com)>; Jason A. Klein <[JKlein@carmodylaw.com](mailto:JKlein@carmodylaw.com)>; Petise, Frank <[FPetise@StamfordCT.gov](mailto:FPetise@StamfordCT.gov)>  
**Subject:** [EXTERNAL] RE: ZB App Nos. 224-01 & 224-02 (31 Maple Tree Avenue)

Hi Dan,

What's the purpose of this sentence in relation to this application?

The Zoning Board may modify the dimensions of Parking Spaces exclusively used for residential uses, as defined by Section 12.A of these Regulations where the Transportation, Traffic and Parking Bureau finds that such modification would not reduce circulation or affect maneuverability of parking operations.]

Thanks.

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

Stamford has committed to zero roadway deaths by 2032.

Learn more about [Stamford Vision Zero](#)



---

**From:** Daniel C. Chapple <[DChapple@carmodylaw.com](mailto:DChapple@carmodylaw.com)>  
**Sent:** Tuesday, November 5, 2024 11:34 AM  
**To:** Buttenwieser, Luke <[LButtenwieser@StamfordCT.gov](mailto:LButtenwieser@StamfordCT.gov)>; Jason A. Klein <[JKlein@carmodylaw.com](mailto:JKlein@carmodylaw.com)>; Petise, Frank <[FPetise@StamfordCT.gov](mailto:FPetise@StamfordCT.gov)>  
**Subject:** RE: ZB App Nos. 224-01 & 224-02 (31 Maple Tree Avenue)

Luke,

Yes, the text change application is still pending. Attached is a copy of the text, which we have not revised since filing the application back in January. Please note, however, that there have been two developments since we filed the application:

1. The Zoning Board re-organized the sections of the Zoning Regulations and § 7.3.C.3. is now § 8.C.3.
2. The Zoning Board approved App. No. 223-39, which amended § 8.C.3. to include a new subsection (c). This subsection permits the Zoning Board to reduce or waive the development standards of Table 12.5 (Minimum Distances of Parking Areas from Lot Lines and Buildings). Accordingly, the Applicant seeks a reduction of the minimum distance between two (2) of the proposed parking spaces and the proposed townhomes pursuant to § 8.C.3 as recently amended by the Zoning Board. The Applicant also requests special permit approval to waive the location of parking areas and loading spaces and yards for the proposed loading space in front of the historic home, as proposed in the pending Text Change. There is no loading space required, but the proposed text will facilitate the ability to provide a loading/turnaround space for historic buildings where Table 12.6 would otherwise prevent this.

Please let us know if you would like to discuss this further.

Dan

**Daniel C. Chapple** | [Bio](#)  
**Carmody Torrance Sandak & Hennessey LLP**  
1055 Washington Blvd., 4th Floor | Stamford, CT 06901-2218  
Direct: [203-252-2695](tel:203-252-2695) | Fax: [203-325-8608](tel:203-325-8608)  
[DChapple@carmodylaw.com](mailto:DChapple@carmodylaw.com) | [www.carmodylaw.com](http://www.carmodylaw.com)

---

**From:** Buttenwieser, Luke <[LButtenwieser@StamfordCT.gov](mailto:LButtenwieser@StamfordCT.gov)>  
**Sent:** Monday, November 4, 2024 8:37 PM  
**To:** Jason A. Klein <[JKlein@carmodylaw.com](mailto:JKlein@carmodylaw.com)>; Petise, Frank <[FPetise@StamfordCT.gov](mailto:FPetise@StamfordCT.gov)>  
**Cc:** Daniel C. Chapple <[DChapple@carmodylaw.com](mailto:DChapple@carmodylaw.com)>  
**Subject:** [EXTERNAL] RE: ZB App Nos. 224-01 & 224-02 (31 Maple Tree Avenue)

Hi Jay,

Is there still a text change associated with this application? I don't see the draft language in the revised package.

Thanks.

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

Stamford has committed to zero roadway deaths by 2032.  
Learn more about [Stamford Vision Zero](#)



---

**From:** Jason A. Klein <[JKlein@carmodylaw.com](mailto:JKlein@carmodylaw.com)>  
**Sent:** Monday, November 4, 2024 5:13 PM  
**To:** Petise, Frank <[FPetise@StamfordCT.gov](mailto:FPetise@StamfordCT.gov)>; Buttenwieser, Luke <[LButtenwieser@StamfordCT.gov](mailto:LButtenwieser@StamfordCT.gov)>  
**Cc:** Daniel C. Chapple <[DChapple@carmodylaw.com](mailto:DChapple@carmodylaw.com)>  
**Subject:** ZB App Nos. 224-01 & 224-02 (31 Maple Tree Avenue)

Frank and Luke,

I hope you both had a great weekend. Dan Chapple (cc'd here) and I are working on a small application for 31 Maple Tree Ave. You may remember this from a while back – historic preservation incentive to build 6 apartments on the property (4 new construction and 2 via historic preservation). The Zoning Board will open the public hearing on Monday, November 18<sup>th</sup>. I know we had some back and forths on this application when it was initially filed, but with the hearing approaching, I'm writing to make sure your department does not have any further comments, and that you're comfortable with the Zoning Board proceeding with approval. If you have any questions/comments or would like to discuss further let us know some days and times that work best for you and we'll get something on the calendar.

Thank you, Jay

**Jason A. Klein** | [Bio](#)  
**Carmody Torrance Sandak & Hennessey LLP**  
1055 Washington Blvd., 4th Floor | Stamford, CT 06901-2218  
Direct: [203-252-2669](tel:203-252-2669) | Fax: [203-325-8608](tel:203-325-8608)  
[JKlein@carmodylaw.com](mailto:JKlein@carmodylaw.com) | [www.carmodylaw.com](http://www.carmodylaw.com)

-----  
This electronic message contains information from Carmody Torrance Sandak & Hennessey LLP, or its attorneys, which may be confidential, privileged or otherwise protected from disclosure. The information is intended to be used solely by the recipient(s) named. If you are not an intended recipient, be aware that any review, disclosure, copying, distribution or use of this transmission or its contents is prohibited. If you have received this transmission in error, please notify us immediately at 203-573-1200 or at the reply email address. For more information about Carmody Torrance Sandak & Hennessey LLP, please go to <http://www.carmodylaw.com>  
-----

**From:** [Mathur, Vineeta](#)  
**To:** [Fahan, Courtney](#)  
**Subject:** Fw: Application 224-01 31 Maple Tree ( Revised 10/1/24 )  
**Date:** Monday, November 25, 2024 10:52:54 AM  
**Attachments:** [image001.png](#)

---

Fire Marshal comments.

---

**From:** Armstrong, Chad <CArmstrong1@StamfordCT.gov>  
**Sent:** Thursday, October 10, 2024 4:34 PM  
**To:** Mathur, Vineeta <VMathur@StamfordCT.gov>  
**Subject:** Application 224-01 31 Maple Tree ( Revised 10/1/24 )

***Good Evening Vineeta,***

***The Fire Marshals Office has noted the following regarding the Revisions to the noted property on 10/1/24:***

***\* Inspection Note***

***Conducted a 2nd preliminary review of residential project. 6 total units of residential- 2 in existing front***

***house and 4 in new townhomes in rear. This plan shows modified driveway requested by Fire marshal.***

***New driveway was flipped to other side of property to allow for 15' access instead of 11'.***

***This project***

***does not fall within FM review due to being single family units. / See State modification in previous postings.***

***Any questions, feel free to contact our office.***

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](mailto: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.

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](mailto:vmathur@stamfordct.gov)

Associate Planner  
Lindsey Cohen  
(203) 977-4388  
[lcohen@stamfordct.gov](mailto:lcohen@stamfordct.gov)

March 14, 2024

MAR 20 2024

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

ZONING BOARD

**RE: ZB APPLICATION 224-01 - 31 MAPLE TREE, LLC -  
31 MAPLE TREE AVENUE - Text Change**

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 to amend Section 7.3.C.3. Parking Standards to add a provision to allow the Zoning Board to reduce or waive the distance of parking areas from *Lot Lines* and *Buildings* and modify the dimensions of *Parking Spaces* used for residential use based on certain findings.

Jason Klein, 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 #224-01** and found this request is in general harmony with Master Plan Category #8 (Mixed-Use Campus).

Sincerely,

STAMFORD PLANNING BOARD

A handwritten signature in blue ink, appearing to read "Theresa Dell", is written over the typed name.

Theresa Dell, Chair

TD/lac

To: Vineeta Mathur, Principal Planner

From: Kristin Floberg, Senior Planner

Re: CT Statutory Referral to WestCOG from Stamford - Attached Zoning Amendment

Date: January 16, 2024

Thank you for submitting the attached referral to WestCOG.

The opinion of WestCOG staff is that the proposal is of local interest and with minimal intermunicipal impact. Therefore, it is not being forwarded to adjacent municipalities and the regional staff is making no comment.

**From:** Briscoe, Tracy <[TBriscoe@StamfordCT.gov](mailto:TBriscoe@StamfordCT.gov)>

**Sent:** Tuesday, January 16, 2024 8:42 AM

**To:** Kristin Floberg <[kfloberg@westcog.org](mailto:kfloberg@westcog.org)>

**Cc:** Mathur, Vineeta <[VMathur@StamfordCT.gov](mailto:VMathur@StamfordCT.gov)>

**Subject:** City of Stamford - Zoning Board - New Application 224-01