

# 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

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## INTEROFFICE MEMORANDUM

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February 5, 2024

To: Vineeta Mathur Principal Planner

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

**Subject:**

**0 West Park Place - Tullamore LLC  
Zoning Application No. 223-47, 223-48**

Engineering Bureau received Zoning Application documents for a Text Change proposing to amend appendix B, Footnote 23 (Hotel Parking) and Section 12.D.12, (Hotels and Motels with fewer than 100 guest rooms). The Engineering Bureau also received Zoning Application documents for the construction of a 10-story 95-room extended stay hotel in a 10-story building with retail/restaurant space at the ground level and associated amenities.

The following documents were reviewed:

- "Aerial Exhibit 0 West Park Place" by Redniss & Mead dated 1/27/23

- "Photo Exhibit 0 West Park Place Page 1 of 2 and 2 of 2" by Redniss & Mead dated 12/13/23

- "Property & Topographic Survey Depicting 0 West Park Place Prepared for Wellbuilt Company" by DiMarzo & Berezky dated 9/7/21

- Landscape plans SPL-1.0, SPL-2.0, and SPL-2.1 by Eric Rains Landscape Architecture, LLC latest revision 12/12/23

- "Site plan set C-1 through C-7 Depicting 0 West Park Place" by Prepared for Tullamore LLC" by Louis DiMarzo, P.E. of DiMarzo Site Engineering Inc dated 12/12/23

- "Stormwater Management Report With Exemption Request Form 0 West Park Place Prepared for Tullamore LLC" by Louis DiMarzo, P.E. of DiMarzo Site Engineering Inc dated 12/12/23

The Engineering Bureau previously reviewed Zoning Pre-Application documents for this project and the following items numbered from that review have not been provided:

1) Support of Excavation design for the footings and foundation by a CT Professional Engineer. The structural integrity of nearby buildings and the parking garage shall not be negatively impacted.

- 4) Construction sequencing and clarification of impacts and restrictions on vehicle maneuverability and pedestrian sidewalk access along West Park Place during all construction phases
- 5) Demonstrated feasibility of constructing the building at the rear property line with a narrow separation with the existing parking structure
- 6) Address assignment

The Engineering Bureau does not object to the proposed Text Change since it does not affect the authority of this department. Regarding the application for the construction of the 10-story building and amenities, the Engineering Bureau does not object to the project proceeding with the Zoning approval process; however, the above and the following must be provided for review at Building Permit submittal:

- 1) Per the Drainage Manual, the hydrodynamic separator must be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS) and floatable debris for all anticipated flow rates calculated for the 25-year, 24-hour storm. Confirm this requirement will be met and provide documentation from the manufacturer.
- 2) Increase the outlet pipe size to 18" and reflect this change on all drawings and in the Stormwater Management Report.
- 3) The drainage easement must be revised for the new pipe location and filed in Stamford Land Records.
- 4) The existing drainage infrastructure that will no longer be used must be removed.
- 5) A construction easement/agreement will be required for the proposed fill and paving of Curley's diner rear parking lot.
- 6) City departments must review and approve the proposed electrical service connection. An easement may be required.
- 7) If this project proceeds, a signed and sealed storm sewer connection certification by the Engineer of Record will be required for Certificate of Occupancy, in addition to the standard CO requirements.
- 8) Show the City's manhole invert detail.
- 9) For the one-way exit, an additional stop sign and do not enter signs (behind the stop signs) may be warranted. Confirm with the Traffic Department if these signs are needed.
- 10) The City's Energy Engineer must review and approve the decorative light pole location and details.
- 11) The lighting power feed must be shown on the landscape plans and on the Utility & Grading Plan.
- 12) Add the City standard decorative light pole base to the landscape plans and specify the pole color per direction of the City's Energy Engineer.
- 13) City Zoning, Traffic and Engineering must approve the streetscape design.
- 14) The length shown for the front property line is incorrect on the Property & Topographic Survey.
- 15) The Engineering Bureau reserves the right to make additional comments.

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

CC: Lou DiMarzo

Reg. No. 30

**From:** Armstrong, Chad <[CArmstrong1@StamfordCT.gov](mailto:CArmstrong1@StamfordCT.gov)>  
**Sent:** Thursday, December 28, 2023 3:04:56 PM  
**To:** Mathur, Vineeta <[VMathur@StamfordCT.gov](mailto:VMathur@StamfordCT.gov)>  
**Cc:** Martino, Robert <[RMartino@StamfordCT.gov](mailto:RMartino@StamfordCT.gov)>  
**Subject:** FW: 0 West Park Pl- Site Analysis

Good Afternoon Vineeta,

After our Fire Marshal Office has reviewed this Project @ 0 West Park Place, we have no objections to this project, with exception to addressing the standpipe connection require in the courtyard on the front half of the building would be advisable. Any questions, please feel free to contact our Fire Marshal Office at 203-977-4651.

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)



City of Stamford

ENVIRONMENTAL PROTECTION BOARD

INTEROFFICE CORRESPONDENCE

MEMO TO: Vineeta Mathur, Principal Planner  
Zoning Board of the City of Stamford

FROM: Lindsay Tomaszewski, Environmental Analyst  
Environmental Protection Board

SUBJECT: 0 West Park Place  
Raymond Mazzeo, c/o Redniss & Mead and Tullarmore LLC  
Zoning Applications No. 223-47 & 223-48

DATE: January 19, 2024

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Raymond Mazzeo seeks approval of a Text Change and Tullamore LLC seeks approval of Site & Architectural Plans, Requested Uses and a Special Permit for development of a 10-story, 95 room extended stay hotel with retail/restaurant space at the ground level. The site currently supports an asphalt parking lot. The property is located on the north side of West Park Place, across from Columbus Park. The site is surrounded by dense, primarily commercial uses, including restaurants, residential buildings, and a parking garage.

The project provides for the construction of a new hotel consisting of a service drive, walks, and other related features. The property does not lie within a special flood hazard area (Zone X, FIRM 09001C0516G, 7/8/13). The property does not support any wetlands or watercourses and is not located within the coastal area boundary; therefore, there are no regulated areas that would warrant a permit by the Environmental Protection Board (EPB). Further, there are no trees that are proposed for removal and a landscaping plan is included to add a few trees and shrubs within the site.

**The EPB has no objections to the Zoning Board approving the proposed development. To ensure that the project enhances and protects existing natural features, EPB recommends the following:**

- Update the Sediment and Erosion Control Plans for use of haybales or other means of control where silt fencing is not practical.
- Positive endorsement of the Stormwater Management Report by the Stamford Engineering Bureau.
- Submittal of Standard Landscape and Drainage Maintenance Agreements shall be required for all landscaping and drainage features prior to endorsement for a Certificate of Occupancy.

Thank you for the opportunity to comment.

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: January 24, 2024

To: Vineeta Mathur, Associate Planner

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

Subject: **Application 223-47- Raymond Mazzeo, c/o Redniss & Mead (22 First Street). Stamford, CT – Text Change**  
**Application 223-48 – Tullamore LLC (contractor purchaser), West Park Place (004-4021), Stamford, CT – Site & Architectural Plans and/or Requested Uses and a Special Permit**

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

Application 220-33 – 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 220-34 – Site & Architectural Plans and/or Requested Uses and a Special Permit

The Stamford WPCA has reviewed the referenced application for Site & Architectural Plans and/or Requested Uses and a Special Permit and provides the following comments:

Sanitary Lateral

1. As shown on the sheet C-2 Utility & Grading Plan, a new 8" PVC sanitary lateral servicing the hotel is proposed to be connected to the existing 10" sanitary sewer main line. The sewer tie-in connection must be an approved saddle connection to the public sewer line. A chimney connection may be required to ensure the private lateral slope does not exceed 2%, and it must meet either the City standard specification and/or the approved modular style chimney design requirements. Both saddle and/or chimney connections must be encased in concrete. Attached are the approved saddle and chimney specification information.
2. As noted on the sheet C-2 Utility & Grading Plan:
  - a. Applicant and/or Contractor must schedule the tie-in activity with Stamford WPCA's Collection Systems Supervisor by email (spietrzyk@stamfordct.gov) at least 3-days in advance for scheduling SWPCA personnel to witness and photograph the sewer tie-in connection. Anytime between 7:30 a.m. and 2 p.m. (Mon. thru Fri.).



- b. The contractor is not to break into the public sewer line without SWPCA being present; and,
- c. Additionally, the sewer tie-in distance information from at least 2-permanent stations, i.e., telephone pole and number, distance from nearest manhole cover, corner of building with address number, etc., and depth of tie-in, along with a sketched drawing depicting these monuments and distances must be submitted for final approval.

#### Covered Parking Garage/Vehicle Court Drains

3. Please confirm if there are covered sanitary drains located in the vehicle court area.

#### Concession Area/Food Service

4. The submitted plans and documents for this zoning application note a restaurant is proposed on the ground floor. As part of the building permit process for this development, food service establishments (FSE) and/or other facilities where there is potential for Fats, Oils, and Grease (FOG) to discharge into the sanitary sewer are obliged to comply with *Stamford's Fats, Oils, and Grease (FOG) Abatement Program* administered by the Stamford Water Pollution Control Authority. Facilities include but are not limited to concession areas, restaurants, office cafeterias, church kitchens, community kitchens, etc. The FSE/facility shall be equipped with adequately sized, properly functioning, and SWPCA approved grease management equipment. In addition, all of the correct kitchen equipment, fixtures, and/or drains shall discharge into the grease management equipment (GME).

#### 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

#### Connection Charge

7. 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

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

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.

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

SWPCA reserves the right to make additional comments.

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

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

MAYOR  
**Caroline Simmons**



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)

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

FEB 15 2024

ZONING BOARD

February 15, 2024

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

**RE: ZB APPLICATION #223-48 - TULLAMORE, LLC (Contract Purchaser) - 0 WEST PARK PLACE (Assessor #004-4021) - 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, February 13, 2024, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to construct a 10-story, ninety-nine (99) room extended stay hotel with retail/restaurant space at the ground level and associated amenities.

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

After some discussion, the Planning Board voted to recommended **approval** of **ZB Application #223-48** by a vote of 3-0-2 (Dell, Godzeno, Totilo - In Favor / Buccino and Tepper - Against). Please note, Mr. Buccino and Mr. Tepper voted against the application as they were not in agreement with the reduction of parking from 0.75 spaces per room to 0.25 spaces per room. The Planning Board found that this request is in general harmony with Master Plan Category #11 (Downtown). This project would support recommendations of the Parking Study by utilizing shared parking and is aligned with the following Master Plan policies:

- Policy 5A.6: Promote Infill development on vacant sites within Downtown.
- Policy 5B.1: Improve pedestrian connectivity within Downtown.
- Policy 5B.2: Implement streetscape and traffic calming improvements Downtown.
- Policy 5B.3: Promote neighborhood revitalization.

Sincerely,

**STAMFORD PLANNING BOARD**

Theresa Dell, Chair

TD/lac

MAYOR  
**CAROLINE SIMMONS**

DIRECTOR OF OPERATIONS  
**MATT QUIÑONES**  
Email: [mquinones@stamfordct.gov](mailto:mquinones@stamfordct.gov)



TRANSPORTATION BUREAU CHIEF  
**FRANK W. PETISE, P.E.**  
Email: [fpetise@stamfordct.gov](mailto:fpetise@stamfordct.gov)

**OFFICE OF OPERATIONS**  
**TRANSPORTATION, TRAFFIC & PARKING**

Tel: (203) 977-5466/Fax: (203) 977-4004  
Government Center, 888 Washington Blvd., 7<sup>TH</sup> Floor, Stamford, CT 06901

## **INTEROFFICE MEMORANDIUM**

**TO:** Zoning Board Office

**FROM:** Luke Buttenwieser *Luke Buttenwieser*  
Transportation Planner

**DATE:** December 31, 2024

**RE:** Zoning Board Application 223-47/48

Application #223-47/48

0 West Park Place  
Tullamore LLC (WellBuilt)

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

- Zoning Board application received December 18, 2023;
- Multimodal Transportation Assessment prepared by SLR dated January 31, 2024;
- Property and Topographic Survey prepared by DiMarzo and Bereczky dated September 7, 2021;
- Site Plan prepared by DiMarzo Site Engineering dated December 12, 2023;
- Landscaping Plans prepared by Eric Rains Landscape Architecture, LLC dated December 12, 2023; and,
- Architectural Plans prepared by Beinfield Architecture dated December 13, 2023.

This memo references the memo issued by this Department dated March 18, 2024. All comments remain other than the comments regarding off-site parking. Since the writing of the original memo, the parking requirements for this site have been altered to where no on-site parking is required for this development.

The Department is supportive of downtown infill development in close proximity to municipal and private parking facilities as well as transit hubs.

### **Traffic and Parking Assessment**

1. The applicant shall contribute \$100,000 prior to sign off of the building permit for the planning and design of the roadways around Columbus Park to create a safer and more people centric environment.

### **Site Plan**

1. Provide vehicle tracking exhibits for vehicles utilizing the porte-cochere.
2. The applicant should coordinate with the Department on relocation of the existing parking pay station, wooden pole, and signs in front of the Site associated with the site redevelopment.
3. The sidewalk shall be carried flush across the driveway aprons.
4. A speed hump shall be installed at both driveway exits as well as exiting the porte-cochere into the shared pedestrian walkway area.
5. The eastern driveway apron shall be modified to only allow right turns.
6. The sidewalk scoring pattern shall be carried across the driveway aprons.
7. City standard granite curbing shall be used.
8. The fire hydrant shall be replaced per the Stamford Fire Department.
9. Place a do not enter sign on the back of the stop sign and no left turn sign at the eastern driveway.
10. Install pedestrian easement/accessway/directional signage where the walkway intersects with the sidewalk on West Park Place.
11. All pavers in the public easement area shall be flush and ADA accessible. Not joints or score lines shall be below the final paved grade to create an inaccessible pathway.
12. The proposed stair connecting to the Summer Street Garage shall be an ADA compliant ramp to the greatest extent possible.
13. Place a bollard at the entrance to the paved walkway area north of the porte-cochere.
14. A 7' wide bump out shall be installed in the front of the building between the two driveways to support outdoor dining.
15. A public access easement shall be provided for the portion of the sidewalk on West Park Place that is on private property.
16. Prior to building permit sign off, provide a maintenance and protection of traffic plan. Pedestrian access around the site on West Park Place shall remain.
17. Prior to building permit sign off, provide a construction parking management plan.
18. Remove tracking pad from City ROW.
19. Include streetscape sidewalk spec.
20. Include signs and pavement markings spec.
21. The Department reserves the right to make additional comments.



Department actively supports off-site agreements as is being proposed which was a key recommendation of the recently completed Stamford Parking Study.

### **Traffic and Parking Assessment**

1. Final off-site parking agreement shall be finalized prior to PCO/CO. If a off-site parking agreement cannot be obtained, then the applicant shall obtain the required number of parking permits from the City for use in a City parking garage. The City parking garage at Bell Street has capacity to accommodate these permits.
2. The applicant shall contribute \$100,000 prior to sign off of the building permit for the planning and design of the roadways around Columbus Park to create a safer and more people centric environment.

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