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**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:** Frank W. Petise, P.E.  
Transportation Bureau Chief

  
**Luke Buttenwieser**  
Transportation Planner

**DATE:** July 4, 2022

**RE:** Zoning Board Application 225-12

Application #225-12

35 Commerce Road  
Ess Prisa LLC

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

- Zoning Board application dated April 16, 2025;
- Project narrative;
- Traffic Overview Memo prepared by BL Companies dated April 8, 2025;
- Land Development Plan prepared by BL Companies dated April 8, 2025.

The proposed development seeks to construct a 61,077 self-storage building to accompany several other self-storage buildings on site. The development is anticipated to generate 5 AM peak hour trips, 9 PM peak hour trips, and 10 Saturday midday peak hour trips. The proposed development does not appear to have a significant impact on the roadway network.

1. For a more comprehensive pedestrian network, a sidewalk along Harvard Avenue is more desirable than one on Commerce Drive that would not connect to other

sidewalks. The estimated distance of sidewalk is 400 feet. Per Section 12.K.4.c(2)(a), the fee-in-lieu payment shall be \$250 times the length of street frontage. In lieu of constructing the sidewalk on Commerce Road, and due to the fact the sidewalk on Harvard Ave does not abut the property of the development, the applicant shall pay a fee-in-lieu payment to the City via check of \$100,000 (400' x \$250) before the Department's Building Permit sign off. The applicant shall still be responsible for reconstructing the sidewalk and driveway apron on West Main Street. The site plans shall be revised to remove the sidewalk on Commerce Road

2. Add a stop sign and stop bar on the southern exit drive of the internal circulator road.
3. Ensure adequate width on the sidewalks on the north side of the building with the EV chargers. No wires shall cross the sidewalk.
4. The Department reserves the right to make additional comments during the Building Permit phase.

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)

May 22, 2025

RECEIVED

MAY 22 2025

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

ZONING BOARD

**RE: ZB APPLICATION #225-12 - JASON KLEIN, TORRANCE SANDAK  
HENNESSEY, LLP representing ESS PRISA, LLC - 35 COMMERCE ROAD -  
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, May 20, 2025, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant proposes to construct a new self-storage building with parking, site landscaping and storm water systems.

Jason Klein and Karina Arredondo, Torrance Sandak Hennessey, LLP, representing the applicant, made a presentation and answered questions from the Board.

After a brief discussion, the Planning Board unanimously voted to recommended *approval* of *ZB Application #225-12* and found this to be in general harmony with Master Plan Category #13 (Industrial - General).

Sincerely,

STAMFORD PLANNING BOARD

Jennifer Godzeno, Chair

JG/lac

## Fahan, Courtney

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**From:** Armstrong, Chad  
**Sent:** Monday, May 19, 2025 12:08 PM  
**To:** Mathur, Vineeta; Fahan, Courtney  
**Cc:** Repp, Christopher  
**Subject:** Application 225-12 - ESS PRISA LLC, 35 Commerce Road, Stamford CT

*Good Morning All,*

*The Fire Marshal Office has reviewed and note the following Questions for Feedback regarding the Site Plans for 35 Commerce Road:*

- 1. Curb Cuts appear to be good for both Entrances from West Main Street and Commerce Road ( **noting the 2-Way Traffic from West Main to Commerce Road** )*
- 2. The Fire Marshal Office requires a 16<sup>th</sup> minimum Clear Width for Fire Apparatus on 1-Way Travel*
- 3. Low Profile curbing and Reinforced concrete required at all turns around the Storage Facility*
- 4. Hydrant locations within the facility? (Outside Facility Hydrants appear to be over 200ft from nearest FDC for this project and will require a discussion.) May require a hydrant installed at Entrance to facility on Commerce to meet the code to be within 100 ft of a FDC.*
- 5. FDC ( Fire Department Connections ) are not identified on site plan map and will require (2) FDC installations on the site ( Locations to be discussed )*
- 6. Please verify what size Fire Service Main is coming into the Storage Facility.*
- 7. Will the Storage Facility have Access Gates installed? ( Will discuss use of Knox Box and/or Key Fobs )*

*If a meeting is necessary to discuss site plans, Please call the Fire Marshal Office to schedule 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)



**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  
ENVIRONMENTAL PROTECTION BOARD  
INTEROFFICE CORRESPONDENCE

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

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

Subject: 35 Commerce Road  
Ess Prissa, LLC  
Application No. 225-12

Date: May 16, 2025

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Environmental Protection Board staff has reviewed the plans submitted for ZB 225-12, for the proposed Site and Architectural Plan review and/or Requested Uses and a Special Permit proposed at 35 Commerce Road for a new 20,848 sf self-storage building to be constructed on property in addition to the three existing self-storage buildings located on the property. The site does not contain any wetlands and is not located within the FEMA flood zone per FEMA Flood Insurance Rate Map Numbers 09001C0516G and 09001C0512G, revised date: 07/08/2013.

EPB has no objection to the project moving forward, however, review of final proposed erosion and sedimentation controls, stormwater management system, and landscaping, will be required prior to EPB endorsement of a building permit and the following conditions are recommended in order to insure minimal adverse impacts from the proposed development:

1. Additional measures to incorporate the principles of "low impact development" such as permeable pavers and bio-swales are encouraged to achieve a reduction of imperviousness and enhance protection of water quality and natural resources.
2. Engineering Bureau approval is required prior to EPB's endorsement for a Building Permit.
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.

# 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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May 23, 2025

To: Vineeta Mathur Principal Planner

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

**Subject:**

**35 Commerce Road - ESS PRISA LLC  
Zoning Application No. 225-12**

The Engineering Department received Zoning Application plans for the construction of a new self-storage building with parking, site landscaping and stormwater systems.

The following documents were reviewed:

-Land Development Plans for Proposed Development 35 Commerce Road by BL Companies dated 4/8/25

-Stormwater Management Report For the Proposed: Self-Storage Building 35 Commerce Road by Robert Roles, P.E. of BL Companies dated 4/8/25

The Engineer of Record, Robert Roles, P.E. stated, "With the implementation of the stormwater management designed for this project, there will be no negative impacts on-site or on downstream properties or off-site storm drainage systems from the proposed development. The rate of stormwater runoff and the volume of stormwater runoff at each design point is controlled to predevelopment amounts or decreased through all storm events. 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."

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 before building permit issuance:

- 1) Add the 1-yr Peak Flow and Peak Volume information to the table in the Stormwater Management Report.
- 2) A minimum of 2 soil test pits and 1 hydraulic conductivity test must be performed within the footprint of each stormwater management system. Provide the results and show the test locations on the site plans. The Stamford Stormwater Drainage Manual requires that the bottom of any infiltration system is at least 1 ft above any restrictive layer. If the bottom stone is included in the storage calculation, the bottom of the stone elevation must meet that requirement.

- 3) Provide drawdown calculations for each stormwater management system using the field infiltration test results from comment 2 above and revise page 9 of the Stormwater Management Report to reflect the new test results.
- 4) G0.01: Revise the numbering for the City of Stamford Standard Notes for accuracy.
- 5) Traffic Department review and approval is required.
- 6) Add a north arrow to all site plan sheets.
- 7) A CT DOT Encroachment Permit will be required for work in the State Right of Way on West Main Street.
- 8) Monolithic Curb and Sidewalk details can be used solely on private property and are NOT permitted within the City Right of Way. Use City of Stamford concrete sidewalk details for the City/State Right of Way. Concrete sidewalks and curbing in the City Right of Way must be Class F, minimum 4400 psi strength.
- 9) C1.101: Bollard footing concrete must be a minimum 3500 psi strength.
- 10) C1.102: Add a note that a retaining wall certification by a CT Professional Engineer will be required prior to CO issuance. Confirm the retaining wall fence requirements with the Zoning Department.
- 11) C1.102: Identify the pipe as perforated on the Segmental Retaining Wall Drain Detail.
- 12) Direct drain-to-drain connections are not permitted (e.g. CB to CB). Add a junction box or manhole in between the two structures or use wye connections.
- 13) All catch basins must have 2 ft minimum sumps. Add the sump elevations to the call outs.
- 14) All catch basins and manholes in roads and parking lots must be H20 load rated.
- 15) All catch basins must have a bell trap or pvc elbow on the outlet pipes. Show this on the details.
- 16) Add the City of Stamford formed invert detail and reference it on the manhole detail.
- 17) C2.101: The manhole top elevations are not consistent with the drainage plan for OCS-1 and OCS-3.
- 18) C2.101: Revise the outlet pipe invert on all 3 details of the OCS-2 detail to be consistent with the drainage plan.
- 19) C3.00: All utility connections (gas, water, sanitary, etc..) must be indicated on the Building Permit plan set.
- 20) Fire Marshal review and approval is required.
- 21) C4.00: Show the tree protection on this sheet, per the Landscape Plan.
- 22) C5.00: A CT Licensed Landscape Architect must approve the landscape design, details and notes. A Landscape Certification will be required prior to CO issuance.
- 23) C6.00 & C6.100: The City's Energy Engineer must review and approve the lighting if it affects the City Right of Way.
- 24) DCIA Tracking Worksheet: The net change in DCIA should be a negative number.
- 25) Provide a draft Drainage Maintenance Agreement (DMA) as part of the Stormwater Management Report.
- 26) Provide a full-sized LID Plan.

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

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

CC: Jay Klein  
Kevin Hixson  
Tyler Riccitelli  
Courtney Fahan

Reg. No. 133

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



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

Date: May 13, 2025

To: Vineeta Mathur, Principle Planner

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

**Subject: Application 225-12 – ESS PRISA LLC, 35 Commerce Road, Stamford, CT – Site and Architectural Plans and /or Requested Uses and Special Permit**

The Stamford WPCA has reviewed the application for Site and Architectural Plans and/or Requested Uses and Special Permit construct 61,077 sf of a new self-storage building with parking, site landscaping and storm water systems. Based on the submitted plans and documents, Stamford Water Pollution Control Authority (SWPCA) provides the following comments:

Sanitary Lateral

1. Sheet C3.00 does not appear to show any Sanitary Sewer Tie-in information. Please provide more information on how the building will connect to Sanitary.

Covered Parking Garage Drains

2. The wastewater generated by covered parking garage/loading dock drains shall be directed to an adequately sized SWPCA approved treatment system (Oil/Water/Grit/Sand Separator). Plumbing plans showing the proposed treatment system are required, and must incorporate the following:
  - a. Sizing calculations for the chamber 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. 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)”.

Construction Dewatering

3. 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](mailto:kmay@stamfordct.gov) for the necessary forms and requirements.

**Stamford WPCA, 111 Harbor View Avenue, Stamford, CT 06902**

4. 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 Charge

5. 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). 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.

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