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**CITY OF STAMFORD, CONNECTICUT  
HARBOR MANAGEMENT AND  
SHELLFISH COMMISSION**

90 Magee Avenue  
Stamford, Connecticut 06902

VIA EMAIL

[vmathur@stamfordct.gov](mailto:vmathur@stamfordct.gov)

June 28, 2025

Ms. Vineeta Mathur  
Associate Planner  
Land Use Bureau  
Stamford Government Center  
888 Washington Blvd.  
Stamford, CT 06901

**Subject:      Application 225-18 – Application by Toll Northeast V Corp. and Realview of Connecticut Inc. for work at 700 Fairfield Avenue & 0 Cummings Point Road**  
**CONSISTENT WITH THE HARBOR MANAGEMENT PLAN**

Dear Ms. Mathur:

The Stamford Harbor Management Commission (SHMC) has reviewed the above-referenced application for “Final Site and Architectural Plan and Requested Uses and Coastal Site Plan Review” submitted to the Zoning Board by Toll Northeast V Corp. and Realview of Connecticut Inc., (the Applicants), c/o Redniss & Mead, 22 First St., Stamford, CT.

The Applicants seek approval to construct 56 condominium units with associated amenities and parking on property located in the Stamford Coastal Area Management (CAM) area at 700 Fairfield Avenue & 0 Cummings Point Road. Our review is in accordance with requirements set forth in the General Statutes, Stamford Code of Ordinances, and *Stamford Harbor Management Plan*.

The SHMC discussed this matter during its meeting on June 17, 2025 and approved a motion to find the Applicants’ proposal is **consistent with the Harbor Management Plan**. This finding is based on the understanding, based on information provided by the Applicants’ engineer, that the proposed project meets all City requirements for storm water management and is expected to result

in a significant improvement to existing storm water and water quality conditions on the project site.

Please be advised that the SHMC reserves its right to continue to review the proposed project and provide additional comments at such time as the proposal may be modified, additional information is provided, or the proposal is the subject of a public hearing.

If you have any questions or require any additional information, please contact me at (315) 651-0070 or [dortelli@stamfordct.gov](mailto:dortelli@stamfordct.gov).

Sincerely,

*Dr. Damian Ortelli*

Dr. Damian Ortelli  
Chairman, Stamford Harbor Management Commission

cc:

Sam Abernethy, SHMC Application Review Committee Chair  
Frank Baldassare, Jr., Marina Supervisor  
Courtney Fahan, Land Use Clerk  
Raymond Mazzeo, AICP, Redniss & Mead  
Karen Michaels, CT DEEP Land and Water Resources Division  
Maria Vazquez-Goncalves, SHMC Administrator

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: July 11, 2025

To: Vineeta Mathur, Principal Planner

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

**Subject: Application 225-18- Toll Northeast V Corp & Realview of Connecticut Inc./Realview of CT Inc, 700 Fairfield Avenue & 0 Cummings Point Road, Stamford, CT – Site & Architectural Plans and/or Requested uses and Coastal Site Plan Review**

The Stamford WPCA has reviewed the application for Site & Architectural Plans and/or Requested uses and Coastal Site Plan Review to construct 56 condominiums, associated amenities and parking. Based on the submitted plans and documents, Stamford Water Pollution Control Authority (SWPCA) provides the following comments:

Sanitary Lateral

1. Please incorporate a detail for the proposed sanitary sewer connections into the site plans. The detail must show an approved outside drop connection to the existing manholes on Fairfield Avenue.
2. Please incorporate the following notes into the plans:
  - a. MH structure's exteriors must be waterproof and all penetrations on the outside and inside of the structure must be properly sealed. This activity must be scheduled at least 3-days in advance via email with WPCA's Collection Systems Supervisor for review prior to backfilling operations;
  - b. Following the installation of the proposed sewer line and manhole structures, the system must be air tested. A certification letter with air test results must be provided to WPCA's Collection Systems Supervisor for review and approval;
  - c. The newly installed sanitary sewer lines must be CCTV. A copy of the video must be provided to WPCA's Collection Systems Supervisor for review and approval.

Amenity/Community Kitchens/Food Service

3. The submitted plans and narrative propose an amenity clubhouse that will include a kitchen.  
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 restaurants, office cafeterias, church kitchens, community kitchens, etc. The FSE or facility shall be equipped with adequately sized, properly functioning, and SWPCA approved grease management equipment (GME).

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

In addition, all the correct kitchen equipment, fixtures, and/or drains shall discharge into the grease management equipment.

CT DEEP General Permit for the Discharge of Wastewater Associated with Food Service Establishments Section 5. (b) Treatment Requirements (1) Grease Trap/FOG Interceptor

(A) The grease trap/FOG interceptor shall be installed to service kitchen flows and shall be connected to those fixtures or drains which would allow fats, oils, and grease to be discharged. This shall include:

- (i) pot sinks;
- (ii) pre-rinse sinks;
- (iii) any sink into which fats, oils, or grease are likely to be introduced (i.e. Mop Sinks);
- (iv) soup kettles or similar devices;
- (v) wok stations;
- (vi) floor drains or sinks into which kettles may be drained;
- (vii) automatic hood wash units; and
- (viii) any other fixtures or drains that are likely to allow fats, oils and grease to be discharged.

For more information on SWPCA GME requirements please see the WPCA Building Permit Requirements Guidance Document.

#### Swimming Pool

4. The submitted plans propose a pool. Provide information on the proposed pool filtration system. Pool sand filter systems require pre-treatment to remove TSS before any backwash system can discharge from the property into the public sanitary sewer system. Cartridge type filtration is preferred. Where sand filters are used, a gravity fed, adequately sized and SWPCA approved treatment system shall be installed to remove the sand from the backwash prior to discharging into the sanitary.

#### 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

#### 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). 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 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 on 203-977-5896.

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

## **Fahan, Courtney**

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**From:** Armstrong, Chad  
**Sent:** Thursday, July 10, 2025 9:34 AM  
**To:** Mathur, Vineeta; Fahan, Courtney  
**Cc:** Repp, Christopher; Martino, Robert  
**Subject:** Application 225-18- Toll Northeast V Corp & Realview of CT, 700 Fairfield Ave & 0 Cumming PT. Road

*Good Afternoon Vineeta,*

*The Fire Marshal Office has reviewed and note the following regarding the Application:*

*The Fire Marshal Office would like to see the following on a site plan:*

### **Hydrant locations**

- **Hydrant Locations not shown in and around the development ( *Required to be noted* )**
  - **Fairfield Avenue**
  - **Cummings Point Road**
  - **Top Gallant Road**
  - **Gate House Road**
- **Please provide all Water Main sizes for all Hydrants around the development as we would like to see a 12 inch Water Main size utilized for this development.**

### **Fire Department Access**

- **Curb Cut to entrance/Exit to development not less than 26ft due to climate conditions ( *Snow Accumulation, potential for vehicle congestion, etc* )**
- **Minimum Access Road width requested of 24 ft throughout development to account for ( *Snow Accumulation, potential for vehicle congestion, etc* )**
- **Reinforced concrete capable of holding 75,000 lb Fire Apparatus throughout development and Low Profile mountable curbing at all turns/corners**

### **Life Safety**

- **Unit Smoke Detection and CO Detection**

*The Fire Marshal would like some feedback prior to providing an approval.*

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

**TO:** Vineeta Mathur, Associate Planner  
Land Use Bureau, Stamford

**FROM:** Jaclyn Chapman, Environmental Analyst

**SUBJECT:** 700 Fairfield Avenue & 0 Cummings Point Road / Realview of Connecticut &  
Realview of CT Inc.  
Zoning Board Application #225-18

**DATE:** June 10, 2025

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REFERENCES

- Plan entitled “Zoning Site Plan – Site Grading Plan – Site Utility Plan – Sediment & Erosion Control Plan – Notes & Details – Details – Proposed LID Review Map” prepared by Redniss & Mead – certified by Andrew M. Kuzmich, CT PE #31389– dated May 30, 2025.
- Plan entitled “Property Survey Depicting 700 Fairfield Avenue in Stamford, Connecticut” prepared by Toll Brothers, Inc. – certified by Ewin W. Rhodes, III, CT LS #70436 of D’Andrea Surveying & Engineering, P.C. – dated October 17, 2024.
- Seventeen sheet architectural plan set entitled “Proposed Site Plan 700 Fairfield Avenue, City of Stamford, Fairfield County, CT” prepared by Toll Brothers – dated May 28, 2025.
- “Site Engineering Report,” prepared for Toll Northeast V. Corp, 700 Fairfield Avenue, Stamford, CT (003-0692 & 003-8504), by Anrew M. Kuzmich of Redniss & Mead – dated May 30, 2025.
- “Landscape Plan – Fence Layout Plan – Landscape Details & Notes (pages 3 & 4),” 700 Fairfield Avenue, Stamford, Fairfield County, Connecticut, by Justin Barnett CT LA #0001724 of ESE Consultants – dated May 28. 2025.
- “Geotechnical Investigation Report for Proposed Residential Development,” prepared for Toll Brothers Inc., 700 Fairfield Avenue, Stamford, Connecticut 06902, by John M. Nederfield, CT PE #32262 of SEI Consulting Engineers – last revised September 11, 2024.

## PROPOSAL & SITE CHARACTERISTICS

To demolish the existing office building and construct 56 condominiums with associated amenities and parking.

The subject parcel currently supports a three-story office building with approximately 400 parking spaces surrounding the building. Top Gallant Road is partially within the property, running parallel to the eastern property line. The remainder of the property consists of maintained lawn and landscaping. The property is served by public water and sanitary sewer. The table below summarizes the parcel's identification information.

<b>Lot</b>	<b>Parcel IDs</b>	<b>Card</b>	<b>Map</b>	<b>Block</b>	<b>Zone</b>	<b>Size (acres)</b>	<b>FEMA FIRM Effective Date Flood Zone</b>
6	003-0692	E-117	142	25	RM-1	8.6	#09001C0516G #09001C0518G 7/18/2013 Zone X
11	003-8504	E-012B	137	25	RM-1	1.06	#09001C0516G #09001C0518G 7/18/2013 Zone X

No soils report was submitted with this application, but wetland soils are unlikely to be found on this highly developed commercial property.

The soils on the parcel are characterized by the Web Soil Survey as 'Paxton-Urban Land Complex, 3 to 8 percent slopes' (284B) and 'Udorthents – Urban Land Complex (306)' (<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>, accessed June 9, 2025).

## DISCUSSION

The subject property is located within the Coastal Management Zone and sits at elevation 26-48. This project is not exempt from CAM because the project will change the use of the property and building, but given its location is unlikely to impact any important coastal resources provided measures are taken to prevent impacts to water quality and drainage. The applicant has addressed these concerns in the following manner:

- The applicant has provided a sediment and erosion control plan consisting of perimeter silt fencing, an anti-tracking pad at the construction entrance, catch basin protection, tree protection, a designated stockpile area, and final stabilization measures. Proper installation and maintenance of these measures until the work is complete and the site has been stabilized should be sufficient to protect water quality during construction.
- According to the applicant's engineer, the improvements will result in a reduction of impervious coverage. The project engineer confirms that 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. Final endorsement of the stormwater management design and other engineered elements of the project by the Stamford Engineering Bureau should be obtained prior to the commencement of site activities.

- According to the site plans, over 100 trees are proposed for removal. The planting plan provides 86 trees, 278 evergreens, 21 street trees, 227 shrubs, 83 ornamental grasses, and 183 other plantings as mitigation for the tree removals and site disturbance. This plan shall be updated to remove any non-native species, including Serbian spruce, Emerald Isle Leyland Cypress, Girard's fuchsia azalea, golden dwarf threadleaf sawara cypress, ivory halo Tatarian dogwood, steeds Japanese holly, Karl Foerster feather reed grass, and Walker's low catmint.
- The site does not support any inland wetlands or watercourses. However, there is a mapped wetland adjacent to the property to the north. EPB will require a Declaratory Ruling prior to sign-off for the building permit.

### RECOMMENDATIONS

Based on the foregoing, the Zoning Board may conclude that the proposed activities are consistent with the minimum requirements of the Connecticut Coastal Management Act and Stamford's Municipal Coastal Program and may act to approve ZB #225-18, subject to the following conditions:

1. Work shall conform to the following plans:
  - Plan entitled "Zoning Site Plan – Site Grading Plan – Site Utility Plan – Sediment & Erosion Control Plan – Notes & Details – Details – Proposed LID Review Map" prepared by Redniss & Mead – certified by Andrew M. Kuzmich, CT PE #31389– dated May 30, 2025.
  - Seventeen sheet architectural plan set entitled "Proposed Site Plan 700 Fairfield Avenue, City of Stamford, Fairfield County, CT" prepared by Toll Brothers – dated May 28, 2025.
2. If there are any changes to the plans for this project, the final civil, architectural, and/or related plans shall be submitted for review and approval by EPB staff prior to issuance of a building permit or the start of any site activity.
3. A Declaratory Ruling sign-off by EPB staff shall be completed prior to issuance of a building permit or the start of any site activity.
4. The applicant shall update the planting plan to only include native species.
5. The applicant shall obtain approval from the Engineering Bureau for the stormwater management related to this project prior to EPB endorsement of a building permit.

6. The applicant shall submit a performance bond, certified check, or other acceptable form of surety to secure the timely and proper performance of sediment and erosion controls, drainage, streetscape, landscaping, and professional supervision. A detailed estimate of these costs with a 15% contingency shall be supplied to EPB staff for approval prior to the submission of the performance surety. The approved performance surety shall be submitted to EPB staff prior to issuance of a building permit or the start of site activity.
7. All sediment and erosion controls shall be installed and approved in writing by EPB staff prior to the start of any site activity.
8. Upon the completion of all construction activities and prior to EPB authorization for a final certificate of occupancy/completion, all disturbed earth surfaces shall be stabilized with topsoil, seed, and mulch, sod, or other suitable alternatives.
9. All drainage and other engineered elements shall be completed under the supervision of a Connecticut registered professional engineer and land surveyor. These drainage facilities shall be included on the improvement location survey and written certifications (engineer) shall be submitted to EPB Staff prior to EPB authorization for issuance of a certificate of occupancy/completion.
10. Prior to EPB Staff authorization for issuance of a certificate of occupancy, the applicant shall execute a standard City of Stamford Drainage Maintenance Agreement on the Stamford Land Records.
11. All landscaping shall be implemented under the supervision of a qualified landscape professional and certified as completed (signed/lettered) prior to EPB Staff authorization for issuance of a certificate of occupancy/completion.
12. Prior to EPB Staff authorization for issuance of a certificate of occupancy, the applicant shall execute a standard City of Landscape Maintenance Agreement on the Stamford Land Records.
13. Prior EPB Staff authorization for a certificate of occupancy/completion, that applicant shall submit a final improvement location survey (ILS) by a Connecticut Land Surveyor (signed/sealed) to confirm the full and proper completion of the proposed activities, particularly the location of structures, drainage facilities, and other features; site topography; and final site imperviousness totals.

Thank you for the opportunity to provide these comments.

# 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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July 10, 2025

To: Vineeta Mathur Principal Planner

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

**Subject: 0 Cummings Point Road  
700 Fairfield Avenue - Toll Northeast Vcorp & Realview of Connecticut Inc  
Zoning Application No. 225-18**

The Engineering Department received Zoning Application documents proposing to construct 56 condominiums and associated amenities and parking. The Engineering Department previously reviewed a Zoning Application General Development Plan for this project.

The following plans and documents were reviewed:

-Project Narrative 700 Fairfield Ave (003-0692) & 0 Cummings Point Road (003-8504) Final Site and Architectural Plan and/or Requested Uses and Coastal Site Plan Review by Redniss & Mead dated 5/30/25

-Aerial Exhibit 700 Fairfield Ave by Redniss & Mead dated 10/29/24

-Property Survey Depicting 700 Fairfield Avenue Prepared for Toll Brothers, Inc. by D'Andrea Surveying & Engineering, PC, latest revision 10/17/24

-Site plan set Depicting 700 Fairfield Avenue Prepared for Toll Northeast V Corp. consisting of sheets SE-1 through SE-7 by Redniss & Mead dated 5/30/25

-Site Engineering Report 700 Fairfield Avenue Prepared for Toll Northeast V Corp. (Contract Purchaser) Prepared by Andrew Kuzmich, P.E. of Redniss & Mead dated 5/30/25

The Engineer of Record, Andrew Kuzmich, 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."

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

1) Provide a final LID Plan that is not marked "Draft" with the building permit submission.

- 2) Provide a minimum of 2 test pits within the footprint of Infil #2 and at least 3 test pits within the footprint of Infil #1 and Infil #3 to confirm if there are any restrictive soil layers.
- 3) Add sump elevations to all area drain callouts.
- 4) A signed and notarized storm sewer connection waiver must be provided by the owner.
- 5) The Engineering Department will determine final pavement restoration limits on Fairfield Avenue.
- 6) Add a junction box structure between AD #5 and the French drain. Direct drain-to-drain connections are not permitted.
- 7) On the level spreader callout, clarify the East and West grades shown and provide the top of stone elevation. The level spreader depth must be at least 42 inches (below the frost line). Update the detail on sheet SE-6.
- 8) Show at least 3 potential soil stockpile locations on sheet SE-4.
- 9) SE-4: For the existing inlet protection shown in the legend, clarify if there is currently inlet protection for the existing inlets or if the notation is representing what will be in place during construction.
- 10) Provide the filed lot consolidation map and reference it in the General Notes on sheet SE-5.
- 11) Provide the Topographic Survey referenced in General Note 3 on sheet SE-5.
- 12) The concrete sidewalk and curbing must be Class F 4400 psi minimum. Update the Concrete Sidewalk details on sheet SE-6.
- 13) The binder thickness on the Asphalt Trench Repair detail must be 4 1/2 inches, since Fairfield Avenue is an arterial road. The base depth of crushed stone or equivalent must be at least 8 inches. Revise the detail.
- 14) The details for Asphalt Trench Repair, 24" Junction Box and the Cultec System Notes must refer to CT DOT Form 819 and the corresponding sections.
- 15) Add the City invert detail as referenced on MH #1 detail.
- 16) The Engineering Department reserves the right to make additional comments.

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

CC: Andrew Kuzmich  
Courtney Fahan

Reg. No. 180

## Land and Water Resources Division

### *COASTAL SITE PLAN REVIEW COMMENTS CHECKLIST*

This checklist is used by the Land and Water Resources Division (LWRD) to assess the consistency of the proposed activities with the relevant policies and standards of the Connecticut Coastal Management Act [(CCMA), Connecticut General Statutes (CGS) sections 22a-90 through 22a-112, inclusive].

**ORIGINAL TO:**

Vineeta Mathur, Principal Planner  
Stamford Land Use Bureau

**COASTAL SITE PLAN REVIEW TRIGGER:**

- Zoning Compliance
- Subdivision
- Special Exception or Permit
- Variance
- Municipal Improvement

Date sent/delivered 6/16/25 by (indicate all that apply):  hand  fax  e-mail  U.S. mail

**APPLICANT NAME:** Toll Northeast V Corp (Contract Purchaser)

**MAILING ADDRESS:** c/o Raymond Mazzeo, Redniss & Mead, Stamford CT; (203) 327-0500

**PROJECT ADDRESS:** 700 Fairfield Ave and 0 Cummings Road

**PROJECT DESCRIPTION:**

Applicant is proposing to redevelop the site of the former Playtex Corporation and construct a housing complex that includes 56 townhouse style condominium units. A percentage of said units will be set aside as affordable housing units. The Applicant received a proposed zone change for the property in January 2025. Applicant is now seeking formal zoning approval for said project. The property is approximately 8.81 acres in size and is delineated as being located in a FEMA Unshaded X zone.

LWRD reviewer: KAM	Date plans were received by LWRD: 6/4/25 Date Comments are Due: 7/9/25
Date LWRD review completed: 6/16/25	Most recent revision date on plans: 5/30/25
Plan Title: Zoning Site Plan	

<b>COASTAL RESOURCES AND RESOURCE POLICIES:</b>				
	<b>ON-SITE</b>	<b>ADJACENT TO SITE</b>	<b>POTENTIALLY INCONSISTENT</b>	<b>NOT APPLICABLE</b>
General Coastal Resources*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beaches and Dunes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bluffs and Escarpments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Coastal Hazard Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Coastal Waters and/or Estuarine Embayments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developed Shorefront	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Freshwater Wetlands and Watercourses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intertidal Flats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Islands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rocky Shorefront	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shellfish Concentration Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shorelands	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tidal Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

\* General Coastal Resources and General Development policies are applicable to all proposed activities.

\*\* Policies that are not applicable are not checked in this chart.

<b>ADVERSE IMPACTS ON COASTAL RESOURCES:</b>			
	Appears Acceptable	Potentially Unacceptable	Not Applicable
Degrades tidal wetland, beaches and dunes, rocky shorefronts, or bluffs and escarpments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades existing circulation patterns of coastal waters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Increases coastal flooding hazard by altering shoreline or bathymetry	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades natural or existing drainage patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades natural shoreline erosion and accretion patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades or destroys wildlife, finfish, or shellfish habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades water quality	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades visual quality	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>COASTAL USE POLICIES:**</b>		
	Applies	Potentially Inconsistent
General Development*	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Boating	<input type="checkbox"/>	<input type="checkbox"/>
Coastal Recreation and Access	<input type="checkbox"/>	<input type="checkbox"/>
Coastal Structures and Filling	<input type="checkbox"/>	<input type="checkbox"/>
Cultural Resources	<input type="checkbox"/>	<input type="checkbox"/>
Fisheries	<input type="checkbox"/>	<input type="checkbox"/>
Fuels, Chemicals, or Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>
Ports and Harbors	<input type="checkbox"/>	<input type="checkbox"/>
Sewer and Water Lines	<input type="checkbox"/>	<input type="checkbox"/>
Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>
Transportation	<input type="checkbox"/>	<input type="checkbox"/>
Water-dependent Uses	<input type="checkbox"/>	<input type="checkbox"/>

<b>ADVERSE IMPACTS ON FUTURE WATER-DEPENDENT DEVELOPMENT ACTIVITIES AND OPPORTUNITIES:</b>			
	Appears Acceptable	Potentially Unacceptable	Not Applicable
Replaces an existing water-dependent use with a non-water-dependent use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Reduces existing public access	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Locates a non-water-dependent use at a site that is physically suited for a water-dependent use for which there is a reasonable demand	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Locates a non-water-dependent use at a site that has been identified for a water-dependent use in the plan of development or zoning regulations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>ISSUES OF CONCERN (SEE SUMMARY AND RECOMMENDATIONS BOX FOR ADDITIONAL DETAIL):</b>	
<input checked="" type="checkbox"/>	No Concerns Noted
<input type="checkbox"/>	Insufficient information
<input type="checkbox"/>	Potential increased risk to life and property in coastal hazard area
<input type="checkbox"/>	Adverse impacts on future water-dependent development opportunities
<input type="checkbox"/>	Proximity of disturbance to sensitive resources/need for additional vegetated setback
<input type="checkbox"/>	Potential to cause erosion/sedimentation; need for adequate sedimentation and erosion control measures
<input type="checkbox"/>	Water quality and/or stormwater impact
<input type="checkbox"/>	Other coastal resource impacts:
<input type="checkbox"/>	Other:

**Analysis and Recommendations Section:**

Analysis:

Applicant is proposing to redevelop the site of the former Playtex Corporation and construct a housing complex that includes 56 townhouse style condominium units. A percentage of said units will be set aside as affordable housing units. The Applicant received a proposed zone change for the property in January 2025. Applicant is now seeking formal zoning approval for said project. The property is approximately 8.81 acres in size and is delineated as being located in a FEMA Unshaded X zone.

Recommendations/Comments:

1. There are no comments for said project at this time.

**FINDING:** (Please see summary and recommendations section on page 4 for discussion)

CONSISTENT WITH ALL APPLICABLE COASTAL POLICIES, COMMENTS INCLUDED

CONSISTENT WITH MODIFICATIONS OR CONDITIONS

ADDITIONAL INFORMATION NEEDED PRIOR TO COMPLETE CSPR EVALUATION

**SUPPORTING DOCUMENTATION ATTACHED TO THIS CHECKLIST:**

Copies of photographs of the site dated:

Copies of aerial photographs dated:

GIS maps depicting:

Coastal resources maps dated:

Coastal Management Fact Sheet(s):

Other: FEMA Firmette

Please be advised that, separate from the municipal review, the following DEEP permits may be required:

Structures, Dredging, and Fill in Tidal Coastal or Navigable Waters

Tidal Wetlands

Stormwater General Permit:

Other:

Please direct questions or comments regarding this checklist to:

Karen Michaels, EA III  
 Planning Section,  
 Land and Water Resources Division  
 CT DEEP  
 Karen.Michaels@ct.gov

copy/ies provided to

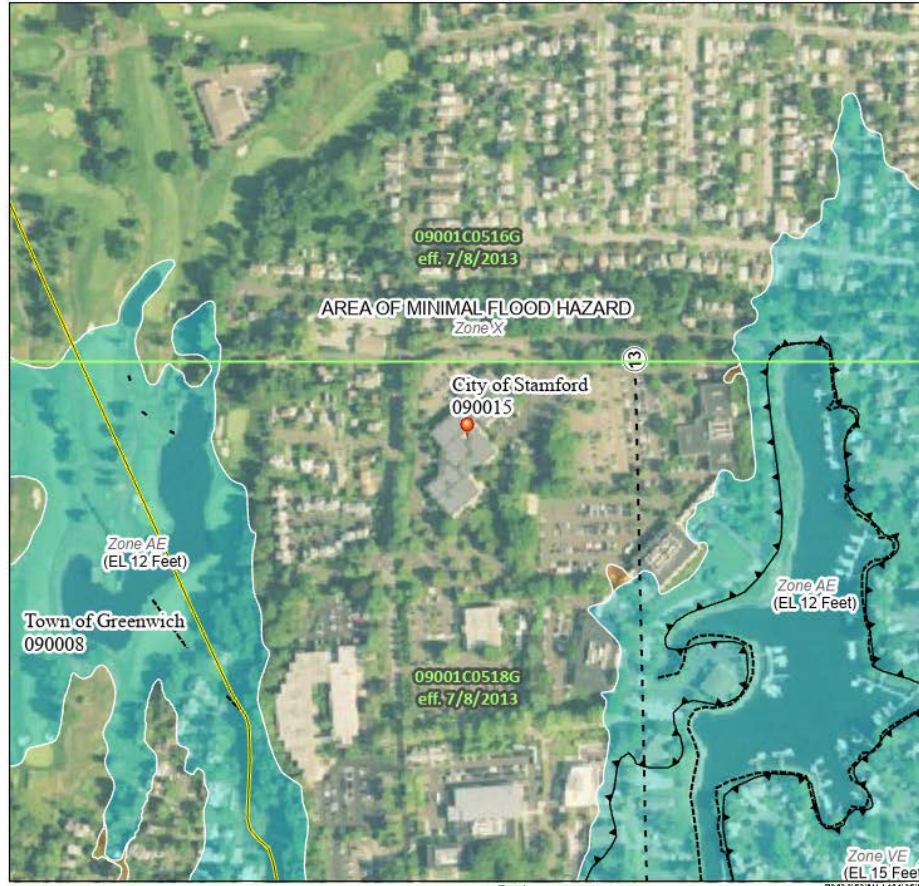
LWRD Reviewer Initials: KAM  
 Date: 6/16/25

This checklist is intended to replace a comment letter only in those instances where LWRD comments can be readily conveyed without the background discussion that would be provided in a letter. This checklist is not used for projects that LWRD recommends should be denied.

# National Flood Hazard Layer FIRMette



73°33'30"W 41°24'N



**Legend**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, X, V1-V3
- With BFE or Depth Zone AE, AD, AH, VE, AR
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

**OTHER AREAS**

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/29/2024 at 3:07 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Basemap Imagery Source: USGS National Map 2023