

# 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 23, 2025

To: Vineeta Mathur Principal Planner

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

**Subject:**

**72 Cummings Point Road - 72 Cummings Point Road, LLC  
Zoning Application No. 225-19**

The Engineering Department received Zoning Application documents proposing to construct an addition to the current building consisting of 2,790+/- square feet of floor area with related site improvements. The property is within the CAM boundary.

The following plans and documents were reviewed:

-Limited Property & Topographic Survey Depicting Cohen Foundation Building & Parking 72 Cummings Point Road Prepared for 72 Cummings Point Road, LLC by Redniss & Mead dated 10/18/24

-Zoning Locating Survey Depicting Give Building Expansion 72 Cummings Point Road Prepared for 72 Cummings Point Road, LLC by Redniss & Mead dated 5/22/25

-Site plan set Depicting 72 Cummings Point Road Prepared for 72 Cummings Point Road, LLC consisting of sheets SE-1 through SE-8 by Redniss & Mead dated 5/22/25

-Site Engineering Report 72 Cummings Point Road Prepared for 72 Cummings Point Road, LLC Prepared by Teodoro Milone, P.E. of Redniss & Mead dated 5/22/25

The Engineer of Record, Teodoro Milone, P.E. stated, ".....the proposed development will not adversely impact the downstream or adjacent properties or receiving water bodies or courses," and "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) Confirm the size of Parcel 1 in the Project Description of the Site Engineering Report. Parcel 1 measures larger than 0.44 acres.

- 2) The Project Description of the Site Engineering Report should refer to site plan sheets SE-1 through SE-8.
- 3) Part 2, item 6 should be No, not Yes on the DCIA Tracking Worksheet.
- 4) The existing DMA must be updated for the proposed conditions and must refer to Mayor Caroline Simmons on sheets 1, 7 and 8.
- 5) All existing drainage structures to be reused must be cleaned and video inspected. Repairs or replacements will be required, as needed. The OGS must be inspected and confirmed to be operational.
- 6) SE-2: Show the location of the existing pump and associated lines and structures to be relocated or removed.
- 7) SE-2: Confirm if the two callouts referencing "Building Roof Invert" refer to the building roof LEADER inverts. The building invert to the new pump chamber is 22.5 on sheet SE-2 and 18.85 on the detail (SE-7). Clarify.
- 8) SE-2: The relocated pump chamber callout should refer to sheet SE-7 for the detail.
- 9) SE-3: Add a catch basin silt sack detail.
- 10) SE-4: The Concrete Curb Detail must have expansion material between the curb and the sidewalk.
- 11) SE-5: Replace the Junction Box detail with a junction box detail with a 2-ft minimum sump.
- 12) SE-5: Specify 3500 psi minimum concrete strength for the Typical Bollard Detail.
- 13) SE-5: Refer to CT DOT Form 819 for the Pipe Trench Bedding Detail.
- 14) SE-7: Identify the outlet pipe to the existing manhole on the Pump Chamber Detail sideview.
- 15) WPCA approval is required.
- 16) Provide a lot consolidation map to be filed in Stamford Land Records.
- 17) The Engineering Department reserves the right to make additional comments.

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

CC: Ted Milone  
Lisa Feinberg  
Courtney Fahan

Reg. No. 187

## 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: 6/20/25 by (indicate all that apply):  hand  fax  e-mail  U.S. mail

**APPLICANT NAME:** Cummings Point Road, LLC

**MAILING ADDRESS:** c/o Carmody Torrance Sandak and Hennessey, LLP; 1055 Washington Blvd. – 4<sup>th</sup> Floor;  
Stamford CT 06901; 203.425.4200

**PROJECT ADDRESS:** 72 Cummings Point Road

**PROJECT DESCRIPTION:**

Applicant is proposing to construct an approximately 2,790 SF addition to the existing Steven and Alexandra Cohen Foundation Building and other site improvements. The building is located on property owned by the Applicant and consists of 2 parcels. Parcels are located in three FEMA delineated flood zones: Unshaded X Zone, AE 12, and VE 16. The proposed addition plus all proposed site work will be performed in the Unshaded X portion of the properties.

|   |  |
|---|--|
| LWRD reviewer: KAM                                  | Date plans were received by LWRD: 6/9/25<br>Date Comments are Due: 7/14/25 |
| Date LWRD review completed: 6/18/25                 | Most recent revision date on plans: 10/18/24                               |
| Plan Title: Limited Property and Topographic Survey |  |

| <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 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>        | <input 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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>        | <input 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 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 checked="" 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 construct an approximately 2,790 SF addition to the existing Steven and Alexandra Cohen Foundation Building and other site improvements. The building is located on property owned by the Applicant and consists of 2 parcels. Parcels are located in three FEMA delineated flood zones: Unshaded X Zone, AE 12, and VE 16. The proposed addition plus all proposed site work will be performed in the Unshaded X portion of the properties.

Recommendations/Comments:

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

**FINDING:** (Please see summary and recommendations section on page 4-5 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 attached

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:

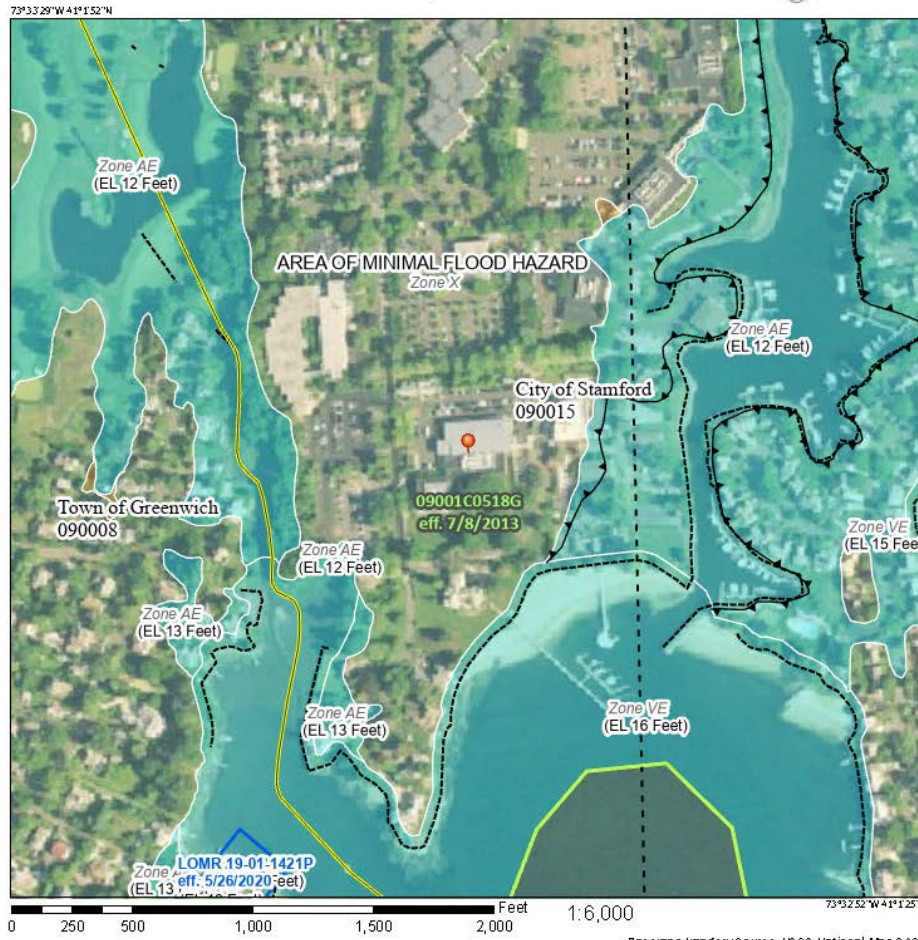
Karen Michaels, EA III  
 Planning Section,  
 Land and Water Resources Division  
 CT DEEP  
[Karen.Michaels@ct.gov](mailto:Karen.Michaels@ct.gov)

copy/ies provided to

LWRD Reviewer Initials: KAM  
 Date: 6/18/25

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



**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, V20
- With BFE or Depth Zone AE, AD, ALE, 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 6/9/2025 at 6:29 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.

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 10, 2025

To: Vineeta Mathur, Principal Planner

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

**Subject: Application 225-19- 72 Cummings Point Road, LLC, 72 Cummings Point Road, Stamford, CT – Site & Architectural Plans and/or Requested uses, Special Permit and Coastal Site Plan Review**

The Stamford WPCA has reviewed the application for Site and Architectural Plans and/or Requested Uses, Special Permit and Coastal Plan Review to construct an addition to the current building consisting of 2,790+/- square feet of floor area with related site improvements. Based on the submitted plans and documents, Stamford Water Pollution Control Authority (SWPCA) provides the following comments:

Sanitary Lateral

1. The submitted site/civil plans appear to propose a new sanitary sewer lateral for the building addition which connects to an existing manhole (which also is the connection point for the existing building lateral). From there the wastewater will be conveyed by the existing lateral into the public sanitary sewer line on Cummings Point Road. Please confirm this is the proposal. If so, the following notes shall be added to the site/civil 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.

Construction Dewatering

2. 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 203-977-6199 or by e-mail at kmay@stamfordct.gov for the necessary forms and requirements.
3. 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's 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

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

#### Connection Charge

4. 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

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)

July 1, 2025

RECEIVED

JUL 1 - 2025

ZONING BOARD

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

**RE: ZB APPLICATION #225-19 - 72 CUMMINGS POINT ROAD, LLC -  
72 CUMMINGS POINT ROAD - Site & Architectural Plans and/or  
Requested Uses, Special Permit and Coastal Site Plan Review**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, June 24, 2025, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to construct an addition to the current building consisting of ±2,790 sq. ft. of floor area with related site improvements. The property is within the CAM boundary.

William Hennessey, Carmody Torrence Sandak & Hennessey, LLP, made a presentation and answered questions from the Board.

After a brief discussion, the Planning Board unanimously voted to recommended *approval* of **ZB Application #225-19** and found this to be in general harmony with Master Plan Category #8 (Mixed-Use Campus).

Sincerely,

**STAMFORD PLANNING BOARD**

A handwritten signature in blue ink that reads "Jennifer Godzeno".

Jennifer Godzeno, Chair

JG/lac

## Fahan, Courtney

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**From:** Armstrong, Chad  
**Sent:** Thursday, July 10, 2025 2:11 PM  
**To:** Mathur, Vineeta; Fahan, Courtney  
**Cc:** Repp, Christopher; Martino, Robert  
**Subject:** Application 225-19- 72 Cummings Point Road, LLC,

**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:**

**Fire Marshal Office has no issues with this Site Plan.**

### **Life Safety**

- **This section will be handled during the Plan review process after the plans have been accepted by the building department.**

**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:** 72 Cummings Point Road, 72 Cummings Point Road, LLC  
ZB #225-19  
Addition to commercial building

**DATE:** June 10, 2025

---

Environmental Protection Board Staff has reviewed the plans submitted for the above-referenced property for construction of an addition to the existing commercial building with associated site improvements. The subject property does not contain and is not within one-hundred (100) feet of any coastal waters, tidal wetlands, coastal bluffs, escarpments, beaches, or dunes as defined in Section 22a-93 (7) CGS and is not located within a designated flood hazard area. The proposal is not exempt from the City of Stamford's Coastal Area Management regulations because the addition increases total building coverage area by more than 25%. Based on this review, EPB staff have no objections to the proposed activities with recommended conditions during construction provided below.

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 #225-19, subject to the following conditions:

- 1) The planting plan shall be revised with native vegetation only prior to issuance of a building permit.
- 2) Final civil, architectural, and other related plans shall be subject to the review and approval of EPB Staff prior to the start of any site activity and issuance of a building permit.
- 3) 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.
- 4) Submission of a performance bond or certified check or other acceptable form of surety to secure the timely and proper performance of sediment and erosion/construction controls, drainage, landscaping, professional supervision, and certifications, plus 15% contingency. A detailed estimate of these costs shall be supplied to EPB staff for approval prior to the submission of the performance surety. The performance surety shall be submitted to EPB Staff prior to the issuance of a building permit and the start of any site activity.
- 5) All sediment and erosion control and construction controls shall be installed and approved by EPB staff prior to the start of any construction activity.
- 6) Pavement areas shall be swept on a regular basis to limit offsite impacts.

- 7) Upon the completion of construction and prior to the receipt of 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. The stabilization requirement applies not only to lawn and landscape space, but to all gutter outfalls, driplines, walkways, drives, land areas under exterior stairs and decks, etc.
- 8) 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.
- 9) 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.
- 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) 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.
- 12) Prior to the receipt of EPB authorization for a certificate of occupancy/completion, submission of a final improvement location survey (ILS) by a Connecticut Land Surveyor (signed/sealed) to confirm the full and proper completion of proposed activities, particularly the location of structures/features, site removals, and final site imperviousness totals.

Thank you for the opportunity to provide these comments.

## Fahan, Courtney

---

**From:** Mathur, Vineeta  
**Sent:** Wednesday, July 16, 2025 3:41 PM  
**To:** Fahan, Courtney  
**Subject:** Fw: 225-19 72 Cummings Point Road TTP Comments

Courtney,

Please see the comments below from TTP.

Thanks,  
Vineeta

---

**From:** Buttenwieser, Luke <LButtenwieser@StamfordCT.gov>  
**Sent:** Monday, July 14, 2025 8:43 PM  
**To:** Mathur, Vineeta <VMathur@StamfordCT.gov>; Fahan, Courtney <CFahan@StamfordCT.gov>  
**Cc:** Lisa L. Feinberg <lfeinberg@carmodylaw.com>  
**Subject:** 225-19 72 Cummings Point Road TTP Comments

Hi Vineeta,

The proposed application does not appear to have an adverse impact on traffic or parking.

The only site plan comment I have at this time is that there should be an ADA compliant crosswalk crossing Gate House Road to connect to the proposed walkway on the east side of the new proposed addition.

The Department reserves the right to make additional comments during the building permit process.

Thank you,

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](#)

Stamford  
**VISION**  
**ZERO**

MAYOR  
CAROLINE SIMMONS



CHAIRMAN  
DR DAMIAN ORTELLI  
VICE CHAIRMAN  
ROBERT M. KARP  
SECRETARY  
MICHAEL PENSIERO  
SAM ABERNETHY  
PAUL ADELBERG  
DR. JOSEF GRAHAM  
RUSS HOLLANDER (ALT.)  
JAMES E. MALERBA (ALT.)  
JOHN MALLOY

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

90 Magee Avenue  
Stamford, Connecticut 06902

VIA EMAIL

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

July 20, 2025

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

**Subject: Application 225-19 – Application by 72 Cummings Point Road, LLC for work at 72 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 “Site & Architectural Plans and/or Requested Uses, Special Permit and Coastal Site Plan Review” submitted to the Zoning Board by 72 Cummings Point Road, LLC (the Applicant), c/o Carmody Torrance Sandak & Hennessey LLP, 1055 Washington Blvd., Stamford, CT.

For proposed work at 72 Cummings Point Road, Stamford, CT, the Applicant seeks approval to construct an addition consisting of 2,790 ± square feet of floor area to the existing building along with related site improvements. The affected property is located in the Stamford Coastal Area Management (CAM) area. 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 July 15, 2025 and approved a motion to find the Applicant’s proposal is **consistent with the Harbor Management Plan**. This finding is based on the understanding, based on information provided by the Applicant’s 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  
Lisa L. Feinberg, Carmody Torrance Sandak & Hennessey LLP  
Karen Michaels, CT DEEP Land and Water Resources Division  
Maria Vazquez-Goncalves, SHMC Administrator