

MAYOR
Caroline Simmons



DIRECTOR OF OPERATIONS
Matthew Quiñones

Land Use Bureau Chief
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Principal Planner
Vineeta Mathur
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lcohen@stamfordct.gov

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

October 9, 2025
(REVISED OCTOBER 28, 2025)

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

**RE: ZB APPLICATION 225-29 - LISA FEINBERG, CARMODY TORRANCE
SANDAK & HENNESSEY LLP representing 120-C LONG RIDGE, LLC &
TOLL NORTHEAST V CORP. - 120-C LONG RIDGE 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, October 7, 2025, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to construct 44 two-story carriage homes and 58 three-story town homes with associated improvements and amenities.

Lisa Feinberg, Carmody Torrance Sandak & Hennessey LLP, made a presentation and answered questions from the Board.

After considerable discussion, by a vote of 3-2-0 (In Favor - Godzeno, Linder and Salit / Opposed - Levin and Subramanian) the Planning Board recommended **approval of ZB Application #225-29**. Mr. Levin and Mr. Subramanian support the housing types but voted in opposition as they feel there are too many units for the site, tree removal will be excessive, grading of the land is too extensive, impacts to river, lack of usable open space especially for children and an unattractive design concept visually dominated by repetitious garage doors in inner circulation roads. Also, the applicant had not indicated whether they would support Below Market Rate (BMR) units onsite. The Board found this to be in general harmony with the Comprehensive Plan Category MU2 (Mixed-Use Community Campus).

Sincerely,

STAMFORD PLANNING BOARD

Jennifer Godzeno, Chair

JG/lac

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OCT 30 2025


ZONING BOARD



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

October 28, 2025

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

From: Robert Clausi, Executive Director 

Subject: Additional comment regarding:
ZB 225-29 / 120-C Long Ridge Road / Carmody Torrance Sandak Hennessey LLP for
120 Long Ridge LLC and Toll Northeast V. Corp.
Site and Architectural Plans and/or Requested Uses and Special Permit

At the request of the applicant's agent, please allow me to clarify what I meant by my October 20th supplemental memo recommending improvement of the riverwalk easement as part of the development of this property. This recommendation was not aimed at having this natural riparian area improved to the standards of the Mill River Park Riverwalk, as laid out in section 5.S.5.b. of the Zoning Regulations. Rather, the intent is the creation of a simple, low to no impact, 4-5 foot wide, at-grade wood chip or stone dust path with some explanatory signage. Since the easement is in the floodplain/floodway and also crosses two wetland areas, the permit for this path cannot be issued at the staff level but must be granted by the Environmental Protection Board.

The previously recommended condition for the Zoning Board to consider adding to any approval it may grant for this project is therefore more clearly and accurately stated as follows:

- Prior to issuance of a building permit, the applicant shall apply to the EPB for approval to construct a path within the riverwalk easement area and upon EPB approval shall construct the path prior to issuance of a certificate of occupancy and return of surety.

Thank you for your consideration of this recommendation.

CITY OF STAMFORD

MAYOR
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
MATT QUINONES
Email: MQuinones@StamfordCT.gov



CITY ENGINEER
LOUIS CASOLO, JR., P.E.
Email: LCasolo@StamfordCT.gov

INTEROFFICE MEMORANDUM

October 20, 2025

To: Vineeta Mathur Principal Planner

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

Subject:

**120-C Long Ridge Road - 120-C Long Ridge, LLC & Toll Northeast V Corp
Zoning Application No. 225-29**

The Engineering Department received Zoning documents proposing to construct 44 two-story carriage homes and 58 three-story townhomes with associated improvements and amenities.

The following documents were reviewed:

-Property & Topographic Survey Depicting Parcel "C" - Map 10292 S.L.R. #120 Long Ridge Road Prepared for Toll Brothers by Redniss & Mead dated 12/11/24

-Zoning Location Survey Depicting Parcel "C" - Map 10292 S.L.R. #120 Long Ridge Road Prepared for Toll Brothers by Redniss & Mead dated 7/15/25

-Property Survey Depicting Adjustment of Lot Line Parcel "C" - Map 10292 S.L.R. & Parcel "B-R" - Map 11551 S.L.R. #120 Long Ridge Road Prepared for 120-C Long Ridge LLC by Redniss & Mead dated 7/1/25

-120-C Long Ridge Road Engineering Report by Tighe & Bond dated July, 2025

-Drawing set 120-C Long Ridge Road City Submission dated 7/11/25 by Tighe & Bond consisting of 56 sheets from C-001 through C-810 and LP.1 through LP.5 and PAAS.1

The Engineering Report states, "Based upon our proposed conditions hydrologic analysis, the peak flow rate for the 2, 5, 10, 25, 50, and 100-year events is decreased for each design point."

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 prior to Building Permit issuance:

- 1) Provide several test pits in the area of each retention pond, per the Stamford Drainage Manual.
- 2) A CT DEEP Permit for Construction Activities will be required.

- 3) Add the City of Stamford Standard Notes.
- 4) Remove "or architect" on Grading Note 2 on sheet C-001.
- 5) Reference the specific surveys with dates in General Note 2.
- 6) Show all property lines, including the new property line with 120 Long Ridge Road on all relevant site plan sheets.
- 7) All catch basins must have 2-foot sumps and bell traps on the outlet pipes. Show a 2-foot minimum sump on the catch basin detail on sheet C-803 and reference the CB trap on the outlet pipe per the detail on sheet C-804.
- 8) The Engineer of Record must provide a signed and sealed drainage statement stating that there will not be any adverse drainage impacts to adjacent or downstream properties or City drainage facilities.
- 9) Sheet LP.4 is mislabeled as LP.5 in the plan set.
- 10) The Engineering Department reserves the right to make additional comments.

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

CC: Ralph Blessing
 Lisa Feinberg
 Courtney Fahan

Reg. No. 276

MAYOR
Caroline Simmons



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

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October 9, 2025

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

RE: ZB APPLICATION 225-29 - LISA FEINBERG, CARMODY TORRANCE SANDAK & HENNESSEY LLP representing 120-C LONG RIDGE, LLC & TOLL NORTHEAST V CORP. - 120-C LONG RIDGE ROAD - Site & Architectural Plans and/or Requested uses and Special Permit

Dear Mr. Stein & Members of the Zoning Board:

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Applicant is proposing to construct 44 two-story carriage homes and 58 three-story town homes with associated improvements and amenities.

Lisa Feinberg, Carmody Torrance Sandak & Hennessey LLP, made a presentation and answered questions from the Board.

After considerable discussion, by a vote of 3-2-0 (In Favor - Godzeno, Linder and Salit / Opposed - Levin and Subramanian) the Planning Board recommended **approval** of **ZB Application #225-29**. Mr. Levin and Mr. Subramanian support the housing types but voted in opposition as they felt there are too many units for the site, tree removal will be excessive, grading of the land is too extensive, impacts to the river, lack of BMR units onsite, lack of usable open space especially for children and an unattractive streetscape that shows garage doors. The Board found this to be in general harmony with the Comprehensive Plan Category MU2 (Mixed-Use Community Campus).

Sincerely,

STAMFORD PLANNING BOARD

Jennifer Godzeno, Chair

JG/lac

RECEIVED

OCT 10 2025


ZONING BOARD



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

August 25, 2025

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

From: Robert Clausi, Executive Director 

Subject: ZB 225-29 / 120-C Long Ridge Road / Carmody Torrance Sandak Hennessey LLP for
120 Long Ridge LLC and Toll Northeast V. Corp.
Site and Architectural Plans and/or Requested Uses and Special Permit

REFERENCES

- Relevant sheets of 56-sheet plan set entitled “120-C Long Ridge Road, Stamford, Connecticut” prepared by Tighe & Bond – C-001, General Notes, Legends and Abbreviations – C-100, Overall Site Plan – C-101, Site Plan-1 – C-102, Site Plan-2 – C-103, Site Plan-3 – C-104, Site Plan-4 – C-301, Stormwater Management Plan-1 – C-302, Stormwater Management Plan-2 – C-303, Stormwater Management Plan-3 – C-604, Sanitary Sewer Plan and Profile Road “E”-2 – Soil Erosion and Sediment Control Plans: Initial Phase (C-701, C-702, C-703), Final Phase (C-704, C-705, C-706), Notes and Narrative – Details (C-803, C-804, C-805, C-806) – certified by Erik W. Lindquist, CT PE #22850 and John W. Block, CT PE & LS #8488 – dated July 11, 2025.
- Plan entitled “Zoning Location Survey Depicting New Improvements – Parcel “C” – 120 Long Ridge Road, Stamford CT” prepared by Redniss & Mead Inc. – certified by Jorge P. Pereira, CT LS #70179 – dated July 15, 2025.
- Plan entitled “Property Survey Depicting Adjustment of Lot Line – Parcel “C” & Parcel “B-R” – 120 Long Ridge Road, Stamford CT” prepared by Redniss & Mead Inc. – certified by Jorge P. Pereira, CT LS #70179 – dated July 1, 2025.
- Plans entitled “120-C Long Ridge Road – Toll Brothers – Stamford, Connecticut” prepared by Environmental Land Solutions, LLC – Landscape Plan (LP.1 & LP.2) – LP.5, Landscape Notes and Details – PASS.1, Publicly Accessible Amenity Space Plan – certified by Matthew J. Popp, CT LLA #630 – dated July 11, 2025.
- “Wetland and Watercourse Delineation Memorandum: Cold Spring Road, Stamford CT” prepared by Matthew Regan, PWS, of Tighe & Bond, dated May 15, 2025.
- “120-C Long Ridge Road Engineering Report” prepared by Erik W. Lindquist, PE, and John W. Block, PE & LS, of Tighe & Bond – dated July 2025.

PROPOSAL

Construct 44 two-story carriage homes and 58 three-story town homes on what will be a 20.27 acre parcel after a pending lot line revision.

SITE CHARACTERISTICS

The subject property is located on the west side of Long Ridge Road and currently encompasses 19.15 acres of undeveloped land. The central portion of the site is a meadow and the remainder is wooded with some stands consisting of what appear likely to have been planted ornamental conifers that have been allowed to grow to maturity. The eastern third of the site slopes to the south and includes two pocket wetlands. The remainder of the site slopes to the west and the Rippowam River, the narrow riparian wetland of which includes two wider sections. The wetlands were flagged by Matthew Regan earlier this year and consist of undisturbed Pootatuck fine sandy loam soil.

This property is not located within the coastal management area or a Connecticut Natural Diversity Data Base area of concern. The ±100-foot wide FEMA-designated flood zone with floodway located to the east of the river has a base flood elevation of 46.9 – 49.5. A 20-foot wide river walk easement also runs parallel to the east side of the river.

Lot	Account	Map	Block	Zone	Acres (Currently)	FEMA FIRM Effective Date
C	003-1154	109	247	C-D	19.15	#09001C0508F 6/18/2010

DISCUSSION

The activities associated with what is anticipated to be a three-year development project will be concentrated in the central portion of the property. All of the proposed activities are shown beyond the FEMA-designated flood zone and the 50-foot wide wetland upland review area, with the exception of the connection to the sanitary sewer main that is shown on sheet C-604. A separate application was made to the EPB for this work and a staff-approved permit with conditions was issued on August 7, 2025. The environmental issues of concern with the remainder of the applicant’s proposal relate to site controls during construction, site drainage, and upland landscaping.

1. Installation and maintenance of effective site controls during implementation of this project are going to be critical if impacts to wetlands, the Rippowam River, and nearby properties are to be avoided. Among the most important protective measures that should be implemented by the developer is construction of the 6-11 foot high retaining wall along the west side of the development envelope and the retaining wall around the southeastern pocket wetland as early as possible in the project and before the entire development envelope is cleared and general grading begins. In response to a question raised by EPB staff, the applicant states construction of these modular block walls will be done concurrently with backfilling behind the walls. The perimeter erosion controls shown below these walls on sheets C-7-1 & 702 should be supplemented by a secondary barrier along the top of the walls once they are completed. A

cross-sectional detail for the modular block system that is ultimately selected for this project should also be submitted prior to issuance of a building permit so EPB staff can verify there will be no encroachments into the flood zone or upland review areas.

The project phasing plans that have been provided include prudent erosion and sedimentation control measures, such as the swales and sediment traps with filtered dewatering sumps shown on sheet C-701 – 703. But given the size of the disturbance envelope, it is likely additional internal control measures will need to be installed during the mass grading and construction of the buildings in order to prevent migration of sediment off site. Revised phasing plans to be included in the set of final construction plans should incorporate additional internal controls and detail the extra measures that need to be used when grading out the two detention basins – particularly the northwest basin which will require an excavation of up to 20 feet.

A preconstruction meeting with the contractor selected for this project should be included as a requirement of an approval for this project. As administrator of Stamford's Soil Erosion and Sediment Control Regulations, EPB staff will monitor the contractor's performance implementing all site controls. Particular attention will be paid to the temporary stabilization of areas not being actively worked and the prompt permanent stabilization of areas where work has been completed.

2. The applicant proposes to mitigate the drainage and water quality impacts of the substantial increase in impervious coverage that will result from this development by routing stormwater through a stormwater management system consisting of deep sump catch basins, hydrodynamic separators, and a detention basin with forebay and outlet control structure in each of the two watersheds. The Engineering Report states this system will maintain the existing drainage pattern and will reduce peak runoff rates through the 100-year storm to each of the design points. Maintenance of the drainage system, including period removal of sediment that accumulates in the detention basin forebays, will be essential to protect downstream properties and environmental resources. Approval of the adequacy of this system must be obtained from the Stamford Engineering Bureau prior to the commencement of site activities. The reciprocal easement and agreement the applicant says the owners of the subject property and the property to the north will establish to assign responsibilities for maintenance of the detention basins must be put in place before a Certificate of Occupancy is issued.
3. The Publicly Accessible Amenity Space (PAAS), 50-foot wide buffer areas around the wetlands and river, and access strips to Cold Spring Road and Old Barn Road North encompass about 45% of the property and are to be left unaltered. Another 15% of the property within the development envelope will be landscaped.

In response to a question raised by EPB staff, the applicant states that implementation of this project will require removal of about 189 trees greater than 12" in diameter, including 68 deciduous trees, 116 evergreens, and 54 non-native or otherwise invasive species. The applicant has provided a landscaping plan showing almost 500 new native trees (including 133 deciduous species), several hundred native and non-native/non-invasive shrubs, and perennials will be planted within the development envelope. The bed of pollinator-friendly plants proposed near the southern PAAS trail head will diversify the habitat and provide a public education benefit.

The applicant's project and the improvements proposed or currently underway on the adjacent properties to the north would seem to provide an opportunity to develop the Riverwalk. EPB suggests the Zoning Board discuss this idea with the applicant. Improvement of the Riverwalk will likely require a permit from the Environmental Protection Board.

RECOMMENDATIONS

Considering the above, the EPB has no objection to this matter moving forward through the Zoning Board's review process, subject to the following conditions:

- 1) Work shall conform to the plans and documents cited above.
- 2) Final civil and landscaping plans shall be subject to the review and approval of EPB staff prior to issuance of a building permit and the start of any site activity. These final plans shall include revised phasing plans which:
 - Schedule construction of the retaining wall along the west side of the development envelope and the retaining wall around the southeastern pocket wetland as early as possible in the project and before the entire development envelope is cleared and general grading begins.
 - Specify that the perimeter erosion controls below the retaining walls shall be supplemented by a secondary barrier along the top of the walls once they are completed.
 - Incorporate additional internal erosion controls and detail the extra measures that will be used when grading out the two detention basins.
- 3) A cross-sectional detail for the modular block system ultimately selected for this project shall be submitted prior to issuance of a building permit so EPB staff can verify there will be no encroachments into the flood zone or upland review areas.
- 4) Engineering Bureau approval of the stormwater management plan shall be obtained prior to issuance of a building permit and the start of any site activity.
- 5) 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, and professional supervision and certifications. A detailed estimate of these costs, plus a 15% contingency, shall be supplied to EPB and Engineering Bureau staff for approval prior to the submission of the performance surety. The performance surety shall be submitted to EPB staff prior to the start of any site activity and issuance of a building permit.
- 6) A qualified individual shall be appointed by the developer to monitor the condition of the site control measures and ensure they are properly maintained.
- 7) The developer shall arrange a pre-construction site meeting to review the final development plans and the project logistics. This meeting shall include the project contractor, project engineer, appointed site monitor, and staff from the Stamford Environmental Protection Board and Engineering Bureau.

- 8) Sediment and erosion controls shall be installed and approved in writing by EPB staff prior to the start of any other site activity.
- 9) Upon the completion of all construction activities 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.
- 10) A reciprocal easement and agreement between the owners of 120-C Long Ridge Road and the owners of property to the north, 120 Long Ridge Road, which lays out the responsibilities for maintenance of the stormwater detention basins shall be established and submitted to EPB staff prior to endorsement of a certificate of occupancy and release of surety.
- 11) All landscaping shall be implemented under the supervision of a qualified landscape professional with written certification submitted to EPB staff prior to endorsement of a certificate of occupancy and return of surety.
- 12) All drainage, grading, final stabilization measures, and other engineering 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 endorsement of a certificate of occupancy and release of surety.
- 13) Submit a standard City of Stamford landscape maintenance agreement prior to endorsement of a certificate of occupancy and return of surety.
- 14) Submit a standard City of Stamford drainage maintenance agreement to ensure the full and property function of all drainage structures prior to EPB endorsement of a certificate of occupancy and release of surety.

Thank you for the opportunity to provide these comments.

Fahan, Courtney

From: Repp, Christopher
Sent: Wednesday, August 20, 2025 2:48 PM
To: Fahan, Courtney
Cc: Mathur, Vineeta
Subject: Application 225-29

Hi Courtney,

The Fire Marshals Office has conducted a preliminary review of Application 225-29- 120-C Long Ridge, LLC & Toll Northeast V Corp... and has no objections.

Thank you,

Christopher Repp
Fire Marshal

Stamford Fire Department
888 Washington Boulevard
7th Floor
Stamford, CT 06901
Desk: (203) 977-4827
crepp@stamfordct.gov



CONFIDENTIALITY NOTICE: This electronic transmission (and/or any attachments accompanying it) contains information from the Fire Marshal Office, City of Stamford, which may be confidential, privileged or otherwise protected from disclosure. The information is intended to be used solely by the recipient(s) named above. If you are not the intended recipient(s), you are hereby notified that any dissemination, disclosure, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please promptly notify the sender by reply email and destroy the original message.

MAYOR
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
MATT QUIÑONES
Email: mquinones@stamfordct.gov



OFFICE OF OPERATIONS
TRANSPORTATION, TRAFFIC & PARKING

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

INTEROFFICE MEMORANDIUM

TO: Zoning Board Office

FROM: Luke Buttenwieser
Transportation Planner

DATE: September 11, 2025

RE: Zoning Board Application 225-29

Luke Buttenwieser

Application #225-29

120-C Long Ridge Road
Toll Northeast V Corp

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

- Zoning Board application dated July 15, 2025;
- Traffic Impact Study prepared by Tighe and Bond dated July 14, 2025;
- Property Survey prepared by Redniss and Mead dated July 1, 2025;
- Property and Topographic Survey prepared by Redniss and Mead dated December 11, 2024;
- Zoning Location Survey prepared by Redniss and Mead dated July 15, 2025;
- Civil Site Plan prepared by Tighe and Bond dated July 11, 2025.

The proposed application seeks to construct 44 carriage style homes and 58 townhomes for a total of 102 housing units on currently vacant land. This application, while separate, is occurring on a parallel track to Zoning Board Application 225-28 which seeks to convert an existing office building into 196 apartments. The Department has undertaken a holistic review of potential traffic generation based on both applications.

Traffic Impact Study

1. The applicant shall contribute \$150,000 for safety and operational updates to the traffic signal on Long Ridge Road. This check shall be made out to the City of Stamford and delivered prior to the Department's sign off on the building permit.
2. The application details an increase in pedestrian activity to the Bulls Head retail area. There are limited facilities in the Bulls Head area to accommodate increased pedestrian traffic. The applicant shall contribute \$50,000 to the Department for upgrades to the Bulls Head area prior to the Department's sign off on the building permit.
3. Include the proposed developments at 800 and 900 Long Ridge Road in the background traffic volumes.

Civil Site Plan

1. There shall be a permanent access easement over the property of 120-B to allow all guests and residents of 120-C to access the signalized intersection with Long Ridge Road. This access easement shall extend to those driving to park in the Publicly Accessible Amenity Space parking area.
2. The ADA parking space at the PAAS parking area shall have an ADA compliant pedestrian ramp.
3. For uncontrolled crosswalks, crosswalk signs shall be added.
4. There shall be a receiving ADA complaint pedestrian ramp at the intersection of Road D and Road C.
5. The applicant shall explore narrowing the existing 85' wide southern driveway at the intersection of Long Ridge Road.
6. The Department supports and encourages the 190 combined feet of sidewalk along Old Barn Road North and Cold Spring Road to be paid via a fee in lieu payment at the time of the Department's sign off on the Building Permit. The fee amount shall be subject to Section 12.K adjusted for ENR.


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: 8/26/2025

To: Vineeta Mathur, Principal Planner

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

Subject: Application 225-29 – 120-C Long Ridge, LLC & Toll Northeast V Corp ,120-C Long Ridge Road Stamford, CT – Site & Architectural Plans and/or Requested uses and Special Permit

The Stamford Water Pollution Control Authority (SWPCA) has reviewed the application submitted to construct 44 two-story carriage homes and 58 three-story townhomes with associated improvements and amenities and offers the following comments:

Sanitary Lateral

1. The following are comments regarding the proposed sanitary sewer tie-in to the existing manhole and public sanitary sewer conveyance system:
 - a. Please incorporate a detail for the proposed sanitary sewer connection into the site plans. The detail must show an approved inside drop connection to the existing sanitary sewer manhole.
 - b. Please add the following language into the plans: “Contractor shall coordinate and schedule the inside drop lateral connection with WPCA's Collection System Supervisor at least 3 working days in advance. WPCA personnel must be on-site to witness and photograph the sewer lateral connection to the sanitary conveyance system. The work shall occur between the hours of 7:30am and 2:00pm Monday through Friday except holidays. The contractor is not to break into the public sanitary sewer conveyance system without WPCA being present.
2. The following are comments regarding the proposed private sanitary sewer manhole structures and sewer lines:
 - a. The private lateral for each town house unit must have an outdoor clean-out.
 - b. 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.
 - c. Following the installation of the new installed 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;

- d. 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 propose an amenity clubhouse.
 - a. 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/amenity kitchens, etc. The FSE or facility shall be equipped with adequately sized, properly functioning, and SWPCA approved grease management equipment (GME). 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 Keith May, Plant Supervisor at 203-977-5780 or by e-mail at KMay@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'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 11
Stamford, CT 06902

Connection Charges

7. A Connection Charge will 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. 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 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



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

October 20, 2025

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

From: Robert Clausi, Executive Director *Robert Clausi*

Subject: Additional comment regarding:
ZB 225-29 / 120-C Long Ridge Road / Carmody Torrance Sandak Hennessey LLP for
120 Long Ridge LLC and Toll Northeast V. Corp.
Site and Architectural Plans and/or Requested Uses and Special Permit

The initial referral comments on ZB 225-29 that EPB staff sent to the Zoning Board on August 28, 2025 included a remark in the body of the memo noting that the applicant's project provides an opportunity to develop the Riverwalk within the existing 20-foot wide easement strip which runs along the Rippowam River at the western end of the property. As noted in the August memo, improvement of the Riverwalk will require a permit from the Environmental Protection Board due to the location of the easement in the floodplain/floodway and its proximity to the river and riparian wetlands.

In order to avoid this comment getting lost when the Zoning Board considers the application, the EPB recommends the following condition be added to any approval the Zoning Board may issue for this project:

- Prior to issuance of a building permit, the applicant shall apply to the EPB for approval to construct the Riverwalk in the easement area, and upon EPB approval shall construct the Riverwalk prior to issuance of a certificate of occupancy and return of surety.

Thank you for the opportunity to review this Zoning Board application.