

**D'ANDREA SURVEYING &
& ENGINEERING, P.C.**

LAND PLANNERS • ENGINEERS • SURVEYORS

SIX NEIL LANE • P.O. BOX 549
RIVERSIDE, CONNECTICUT 06878
TELEPHONE: 203 637-1779
FAX: 203 637-1770
EMAIL: info@rvdi.com

August 27, 2025

Lindsey Cohen
Associate Planner – Planning Board
Land Use Bureau
Stamford Government Center – 7th Floor
888 Washington Boulevard
Stamford CT 06901

Re: 188 Emery Drive East, Stamford
Subdivision Application (Two Lots in Total)
Owner/ Applicant: William Mark Linnan & Janice Linnan
R-20 District; 1.0098 Acres

Dear Ms. Cohen,

On behalf of William Mark Linnan & Janice Linnan, we are pleased to present the following maps, plans and documents in support of an application to subdivide the above referenced property into two conforming building lots.

- Application For Subdivision of Property – original and 11 copies;
- Application Fee check payable to the City of Stamford in the amount of \$335.00;
- Preliminary Subdivision Checklist – original and 11 copies;
- Letter of Authorization - original;
- Notification letter sent to adjacent neighbors – 1 copy;
- US Postal Services Certificate of Mailing– 1 copy;
- WPCA Service Availability Letter – 1 copy;
- Eversource Service Availability Letter – 1 copy;
- Wetland Soil Report – 1 copy;
- Stormwater DCIA Tracking Worksheet – 12 copies;
- Stormwater Management Checklist – original and 11 copies;
- Stormwater Management Report – 12 copies;
- Subdivision Map dated August 19, 2025 – 12 copies; and
- Conceptual Development Plan Set dated August 14, 2025 – 12 sets.

The proposed subdivision (lot split) seeks approval to create two lots. The lots are configured such that the existing dwelling and garage will be maintained and meet

all of the zoning requirements. An Open Space/Conservation Easement has been proposed along the southwesterly portion of property containing wetland soils and equaling 10-percent of the total parcel area.

The proposed subdivision offers access to public transportation. The CTtransit Stamford Route 313 bus line is located within 0.8 miles of the property. The Stamford Train Station is situated approximately 2.2 miles away, offering further connectivity for commuters.

The conceptual plan set demonstrates that both lots can support dwellings, utilities, and a stormwater management design.

On behalf of William Mark Linnan & Janice Linnan, we remain available to answer any questions you may have as the application works its way through the approval process.

Sincerely,

D'Andrea Surveying & Engineering, P.C.

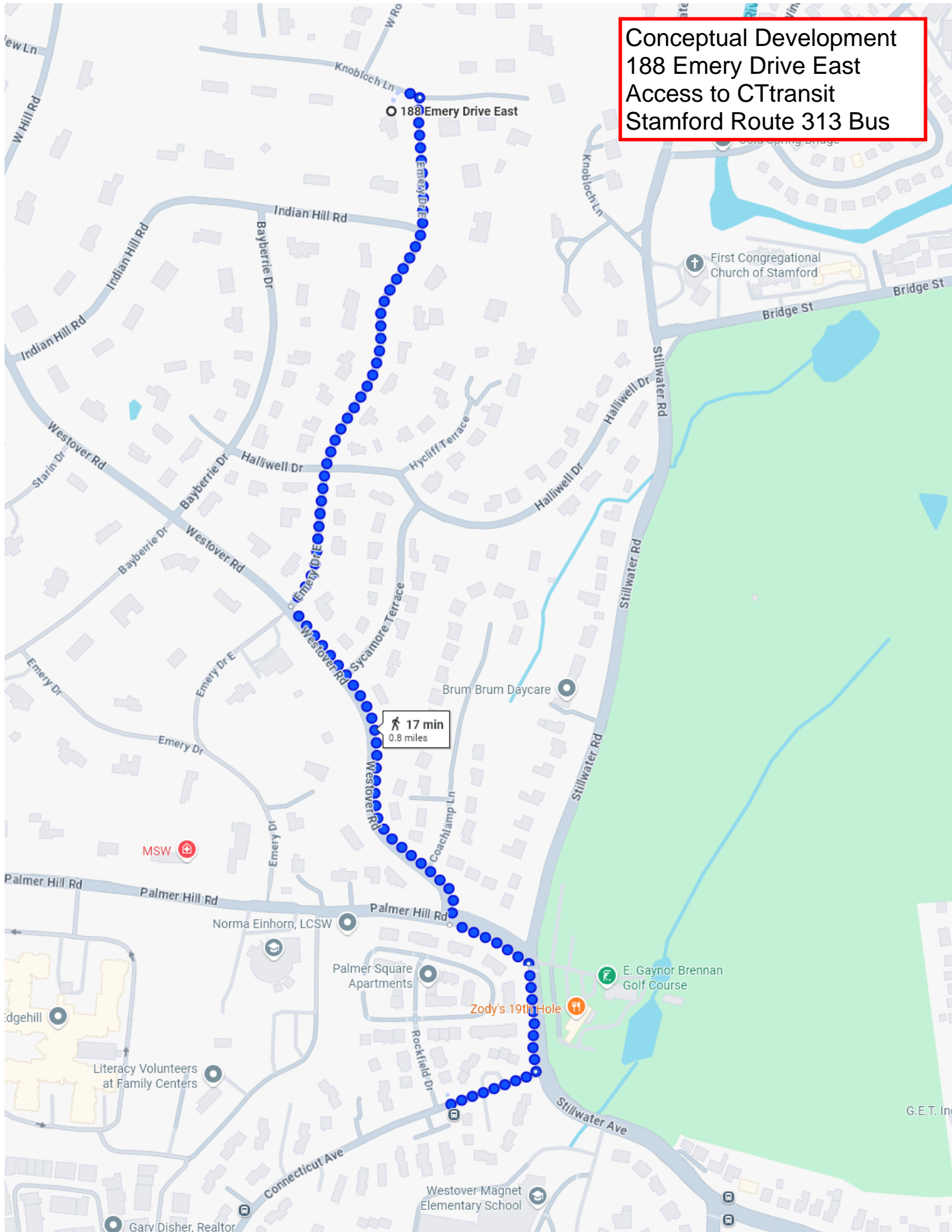


Ian Garcia Kenny

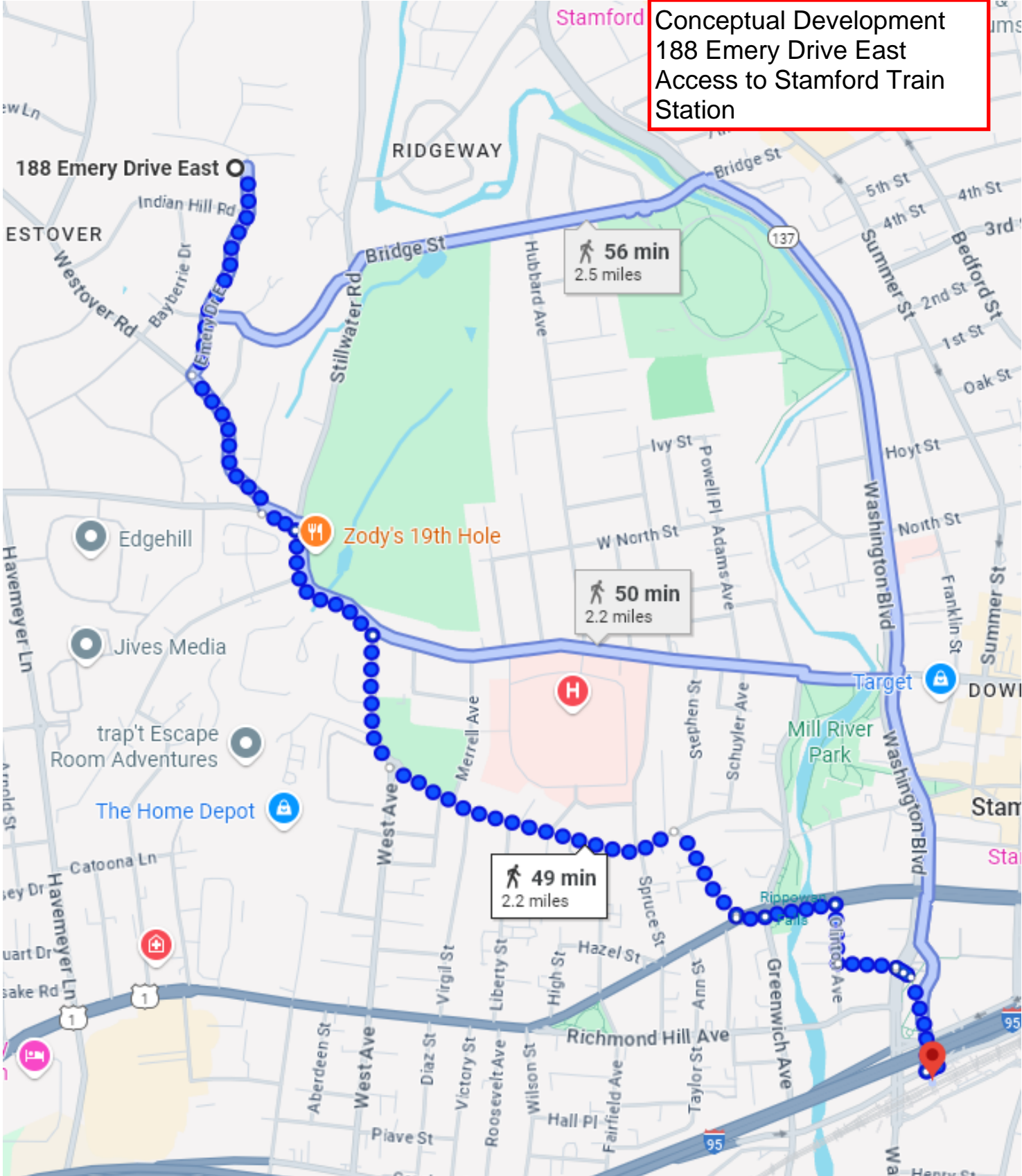
LCD
24EFLC00
Enclosures

cc: William Mark Linnan & Janice Linnan

Conceptual Development
188 Emery Drive East
Access to CTtransit
Stamford Route 313 Bus



Stamford Conceptual Development
188 Emery Drive East
Access to Stamford Train Station





**STAMFORD PLANNING BOARD
 APPLICATION FOR THE SUBDIVISION OF PROPERTY**

Complete, notarize and forward twelve (12) copies of the application and a Preliminary Subdivision Plan certified by a Registered Land Surveyor to the Clerk of the Planning Board with the requested application filing fee (see Fee Schedule below) payable to the City of Stamford. **NOTE: Include the \$1,000.00 Public Hearing Fee if three (3) or more lots. COST OF REQUIRED ADVERTISEMENTS ARE PAYABLE BY THE APPLICANT.**

Fees:

Two (2) Lots	\$335.00
Three (3) Lots or More	\$275.00 plus \$300.00 for each lot in excess of the first two (2) lots
Public Hearing Fee	\$1,000.00 (Required for 3+ Lots)

LIST NAME(S): Janice Linnan & William Mark Linnan
 ADDRESS(ES) OF APPLICANT(S): 188 Emery Drive East
Stamford CT 06902-2006

INFORMATION ABOUT PROPERTY BEING SUBDIVIDED

LOCATION OF PROPERTY PROPOSED FOR SUBDIVISION:
188 Emery Drive East with Knobloch Lane

BLOCK NO.: 361 ZONE: R-20 NUMBER OF LOTS AFTER DIVISION: 2

IF NEW STREET(S) IS/ARE PROPOSED, PROPOSED STREET NAME(S):
N/A

NAME & ADDRESS TO WHICH ALL CORRESPONDENCE SHOULD BE SENT:
Leonard D'Andrea, PE D'Andrea Surveying & Engineering, P.C.
6 Neil Lane, Riverside CT 06878 PHONE: (203) 637-1779 Ext 102

DATED AT STAMFORD, CONNECTICUT THIS _____ DAY OF _____

THE APPLICANT HAS SEARCHED TITLE AND WILL ABIDE BY EXISTING DEED RESTRICTION AND COVENANTS WHICH EXISTS, OR SWEARS THAT NONE EXIST.

SIGNED BY: Janice A Linnan (Owner or Agent)

STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss:) Stamford 8/6/2025 (Date)
 personally appeared Janice Linnan signer of the foregoing Application, who made oath to the truth of the content hereof, before me, and also swears that there is no injunction of pending litigation concerning this property.

 Alicia Melillo
 State of Connecticut
 Notary Public
 Commission No. SNPC.009659
 My Commission Expires 04/30/2026
Alicia Melillo
 Notary Public or Commissioner of the Superior Court
 Commission Expires: 4/30/2026

DO NOT FILL IN BELOW. FOR PLANNING DEPARTMENT USE ONLY.

RECEIVED: _____ APPLICATION NO.

EPB _____ HEALTH _____ TRAFFIC _____ ENGINEERING _____ FIRE _____
 EXTENSION OF TIME _____ OTHER _____



PRELIMINARY SUBDIVISION CHECKLIST

The completed Application for Subdivision of Property (*Pg. 1*) shall be accompanied by a completed Preliminary Subdivision Checklist (*Pg. 2 - 4*), a filing fee as indicated on *Pg. 1* and twelve (12) copies of the Preliminary Subdivision Plan meeting all the requirements listed below.

In light of State Statute requirements for timely action by the Planning Board in these matters, staff is instructed to refuse any subdivision application that does not conform to the requirements listed below and the Zoning Regulations of the City of Stamford. The Board, or its designee, shall certify said application as complete.

FILING REQUIREMENTS	✓ Items Submitted	Staff Review
1. A vicinity sketch, at a scale of eight hundred (800) feet to the inch suitable for the purpose of orientation, showing existing streets in the area generally contiguous to the proposed subdivision and how they may connect or relate to streets proposed in the subdivision in order to produce the most advantageous development for the entire neighboring area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The proposed name of the subdivision, the name(s) of the owner(s) of record, the subdivider and the surveyor and/or engineer.	N/A	<input type="checkbox"/>
3. The names of adjacent subdivisions and the names of record owners of adjacent parcels of subdivided and unsubdivided land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The boundary lines, accurate in scale, of the tract to be subdivided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. The location, widths and names of all constructed or unconstructed public or private streets or other ways of access, with both right-of-way and traveled way shown, within or immediately adjacent to the tract and other significant features such as but not limited to existing permanent buildings, utility poles, hydrants, stone walls and railroad lines. The location of existing houses on adjacent properties within one hundred (100) feet of the subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. The location of municipal boundaries, zone boundary lines, setback lines, State channel encroachment lines and Flood Hazard Boundaries.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Where the total area to be subdivided is in excess of one acre and/or contains wetlands, soils information showing SCA (Soil Conservation Service), soil types and boundaries shall be provided by a certified soil scientist. If required for clarity of presentation, the soils information may be depicted on a separate map identical in scale to the preliminary plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. The location of significant natural features including wetlands (based on SCS soil types) and watercourses; rock outcroppings; and all trees of twelve (12) inch diameter or greater within fifty (50) feet of the center line of all new streets and twenty-five (25) feet of the center line of all new common driveways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. The approximate location of existing sewers, water mains, culverts and other underground utilities or structures within the tract and immediately adjacent thereto, with pipe sizes indicated where connections are proposed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. The certified location of existing wells and septic systems and to the extent feasible, the approximate location of those on adjacent properties within seventy-five (75) feet of the subdivision; natural or man-made drainage ways; pools and underground tanks.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Topographical data having contour intervals not greater than two (2) feet shall be supplied.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Where the lots are to be served by individual septic systems, areas having slopes in excess of twenty-five percent (25%) shall be delineated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

13. Where new driveways and/or roads are to be constructed, proposed sight-lines shall be delineated on a plan at a scale of one (1) inch equals twenty (20) or forty (40) feet. The plans shall indicate modifications required to attain and maintain acceptable sight-lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Copies of any private restrictions to be included in the deeds of conveyance should accompany the submission of the preliminary plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. The approximate area of each proposed lot in terms of square feet or acreage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Potential house sites and driveways for each lot and well and/or spetic systems, if on-site sewage and wells are to be used.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Proposed method of soil erosion control both during and following construction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. In the case of new building lots traversed by or adjoining major rivers, the following data shall be shown:		
a. Related elevation between the water's edge (bank) and at twenty-five (25) foot intervals back from the water's edge, with a minimum of three (3) elevations from and including bank elevations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Elevations referred to in Item (a) shall be taken every fifty (50) feet along the water's edge, except there shall not be less than two (2) such lines of elevations in any case.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. "Water's edge" and "top of bank" shall be noted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A cross section of the river shall be shown indicating the elevation of the riverbed, water's edge, and top of bank at each point referred to in Item (b) above.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. New City Datum (NGVD29) shall be used and a note to that effect shall be put on the drawing in connection with items (a) through (c) above.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Existing encroachment lines of 100-year storm elevations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. In the case of any subdivision located with the Coastal Boundary, the following information shall be provided:		
a. Identification of coastal resources.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Identification of affected coastal use policies.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Identification of adverse impact on coastal resources, if any, and proposed measures to mitigate any adverse impacts.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Statement of Consistence with applicable goals and policies of the Coastal Management Act.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Where the preliminary plan includes only a portion of the applicant's contiguous holding, the applicant shall also indicate on a plan, the probable future street and lot arrangement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21. In cases where the subdivider proposes to construct or reconstruct a street or common driveway serving four (4) or more lots, the subdivider shall submit to the Planning Board certification by a professional engineer, licensed by the State of Connecticut, attesting to the adequacy of the existing storm and/or sanitary sewer system into which the proposed system will empty.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Statement from a professional engineer, licensed by the State of Connecticut (signed and sealed), confirming the absence of impacts on drainage, soils, infrastructure, and adjoining properties.	<input checked="" type="checkbox"/>	<input type="checkbox"/>


23. Proposed subdivisions encompassing land in area equal to or greater than three (3) times the minimum lot size of the Zone(s) in which located shall be required to contribute to the open space needs of the community and open space objectives of the Master Plan.



24. Such other information as the Planning Board may require.



I certify that the application includes all of the above requirements as noted. Please explain reasons for any omissions.


Owner / Agent (Please Print) Leonard C. D'Andrea

Owner / Agent (Signature)

Date

Staff Review

Date

August 1, 2025

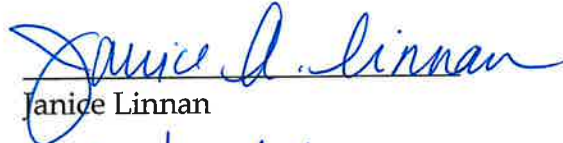
Lindsey Cohen
Associate Planner - Planning Board
Land Use Bureau
Stamford Government Center - 7th Floor
888 Washington Boulevard
Stamford CT 06901

Re: 188 Emery Drive East at Knobloch Lane
Stamford CT 06902


Dear Ms. Cohen,

As the owners of the referenced property, I hereby authorize D'Andrea Surveying & Engineering, P.C. to represent our interests in the preparation and submission of an application to the Stamford Planning Board, and any other city agency, seeking approval to subdivide our property from one, into two building lots.

Sincerely,



Janice Linnan



William Mark Linnan

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

August 22, 2025

To Whom It May Concern:

This notice is to state that public sewer service is available in Emery Drive East and Knobloch Lane to serve the proposed 2-lot subdivision at 188 Emery Drive East, Stamford, CT. Each property must have its own sanitary sewer service lateral and if needed, an easement for the sewer lateral must be in place prior to any approvals. You must notify Steve Pietrzyk, Collection System Supervisor, at spietrzyk@Stamfordct.gov for any required mapping and information for connections.

Should you have any questions, feel free to call (203) 977-5896.

Sincerely,

Ann M Brown, P.E.
Supervising Engineer

Cc: Steve Pietrzyk, WPCA Collection System Supervisor



107 Selden Street, Berlin, CT 06037
P.O. Box 270, Hartford, CT 06141-0270

August 28, 2025

Ian Garcia-Kenny
D'Andrea Surveying & Engineering
6 Neil Ln
Riverside CT 06878

Re: Eversource Electric Service to 188 Emery Dr E Stamford

Dear Mr. Garcia-Kenny:

I am responding to the recent inquiry you submitted to The Connecticut Light and Power Company dba Eversource Energy ("Eversource").

This letter confirms that Eversource has existing electric distribution facilities that extend down Emery Dr E. Any provisions of electric service to a new distribution customer would be done in accordance with Eversource's Tariffs, Policies, procedures, Terms and Conditions for Delivery Service and state law/regulation and the customer's premises and use thereof cannot conflict or unreasonably interfere with Eversource's existing easements, facilities and rights over the premises served.

Sincerely,

Joe DePreta
Field Engineering Design
Eversource Energy

Cc: Ed Finelli – Supervisor Field Engineering Design