



October 6, 2025

Stamford Zoning Board
c/o Vineeta Mathur
Stamford Land Use Bureau
Stamford Government Center
888 Washington Blvd. – 7th Floor
Stamford, CT 06901

Re: Proposed Zoning Text Amendment for Section 10.C.1 – Modification of Non-Conforming Buildings or Structures

Dear Board Members:

Thank you for notifying this office of the proposed zoning text amendment for Section 10.C.1 of the Stamford Zoning Regulations as noted above. Acting as the Commissioner's staff, our office has reviewed the proposed zoning text amendment for consistency with the policies and standards of the Connecticut Coastal Management Act (CCMA), and we find it to be consistent.

Please be advised that this consistency determination was based on coastal management considerations only. It does not necessarily reflect other municipal planning and zoning considerations that may apply. These comments are made in response to the review requirement contained in Section 22a-104(e) of the Connecticut General Statutes, which requires that notification be sent to the Commissioner of Energy and Environmental Protection at least 35 days prior to the commencement of the public hearing. Once notified, our office is responsible for reviewing the proposal's consistency with the policies of Section 22a-92 and the criteria of Section 22a-102(b) of the CCMA.

Once again, DEEP would like to thank you for the opportunity to review and comment on the proposed zoning text amendments. Should you have any questions regarding this letter, please feel free to contact me by email at karen.michaels@ct.gov.

Sincerely,

Karen A. Michaels

cc: Stamford Coastal File

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

Associate Planner
Lindsey Cohen
(203) 977-4388
lcohen@stamfordct.gov

November 3, 2025

RECEIVED

NOV 3 2025

ZONING BOARD

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

**RE: ZB APPLICATION #225-34 - LISA FEINBERG, CARMODY TORRANCE
SANDAK & HENNESSEY LLP representing 1241 E MAIN ST ASSOCIATES, LLC -
1241 EAST MAIN STREET - Text Change**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, October 28, 2025, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is requesting a Text Change to permit portions of a non-conforming building or structure exempt from "building height" to be converted into floor area.

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

After some discussion, the Planning Board voted, by a vote of 3-1-0 (In Favor - Godzeno, Linder and Salit / Opposed - Subramanian), to recommend **approval** of **ZB Application #225-34**. Mr. Subramanian was opposed to the Text Change as he feels the non-conforming spaces must not be used for residential apartments. The Board found this to be in general harmony with the 2035 Comprehensive Plan specifically with the Action Item to "Develop more precise zoning regulations to reduce instances of Special Permit processes."

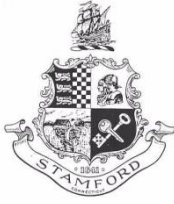
Sincerely,

STAMFORD PLANNING BOARD

Jennifer Godzeno, Chair

JG/lac

MAYOR
CAROLINE SIMMONS



CHAIRMAN
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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

November 8, 2025

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

Subject: Application 225-34 – 1241 E. Main St. Associates, LLC, 1241 East Main St., Stamford, CT, - Zoning Text Change
Statement of NO OBJECTION by the Harbor Management and Shellfish Commission

Dear Ms. Mathur:

The Stamford Harbor Management and Shellfish Commission (SHMSC) has reviewed the above-referenced application submitted to the Zoning Board by 1241 E. Main St. Associates, LLC (the Applicant), c/o Carmody Torrance Sandak & Hennessey LLP, 1055 Washington Blvd., Stamford, CT.

The Applicant seeks a Zoning Text Change to permit portions of a non-conforming building or structure exempt from “building height” to be converted into floor area.

The application was referred to the SHMSC with your memo of September 29, 2025. Our review is in accordance with requirements set forth in the General Statutes, Stamford Code of Ordinances, and *Stamford Harbor Management Plan*.

The SHMSC discussed the referenced application during its meeting on October 21, 2025 and approved a motion to express **no objection** to the application insofar as the proposed zoning text amendment is not expected to significantly impact the Harbor Management Area, and with the understanding that the SHMSC will review, when submitted, individual development proposals that are subject to the zoning text amendment and that may affect the Harbor Management Area.

Please be advised that the SHMSC reserves its right to continue to review the proposed zoning text amendment 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.

Sincerely,

Dr. Damian Ortelli

Dr. Damian Ortelli
Chairman, Stamford Harbor Management Commission

cc:

Sam Abernethy, SHMSC Application Review Committee Chair
Frank Baldassare, Jr., Marina Supervisor
Courtney Fahan, Land Use Clerk
Lisa Feinberg, Carmody Torrance Sandak & Hennessey LLP
Karen Michaels, CT DEEP Land and Water Resources Division
Maria Vazquez-Goncalves, SHMSC Administrator

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

November 17, 2025

To: Vineeta Mathur Principal Planner

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

Subject:

1241 East Main Street - 1241 E Main St Associates, LLC
Zoning Application No. 225-34, 225-35

The Engineering Department received Zoning Application documents for a Text Change to permit portions of a non-conforming building or structure exempt from "building height" to be converted into floor area. The Engineering Department also received Zoning Application documents to convert the vacant office building into approximately 84 residential dwelling units.

The following documents were reviewed:

-Site Stormwater Narrative 1241 East Main Street by Brian McMahon, P.E. of Redniss & mead dated 9/12/25

-Property & Topographic Survey Depicting 1241 East Main Street Prepared for 1241 E Main St Associates, LLC by Redniss & Mead dated 9/11/25

-Site plans SE-1 and SE-2 Depicting 1241 East Main Street Prepared for 1241 E Main Street Associates, LLC by Brian McMahon, P.E. of Redniss & Mead dated 9/12/25

-Landscape architectural plans consisting of sheets SPL-1.0, 2.0, 2.1, 3.0, 4.0, 4.1, 4.2, and TR by Eric Rains of Eric Rains Landscape Architecture, LLC dated 9/12/25

The Engineer of Record Brian McMahon, P.E. stated, "It is our opinion, based on the above information, the proposed improvements will reduce runoff from the site; will enhance the water quality of runoff from the site; and will not adversely impact adjacent or downstream properties or City drainage facilities."

The Engineering Department does not object to the proposed Zoning Text Change. Regarding the Zoning Application to convert the vacant office building into dwelling units, the Engineering Department also does not object to the application proceeding with the Zoning approval process; however, the following comments must be addressed by a CT Professional Engineer prior to Building Permit issuance:

1) Provide documentation from CT DOT that the storm connection on East Main Street is approved. A CT DOT Encroachment Permit will be required.

- 2) Provide existing and proposed impervious coverage exhibits.
- 3) Add a water quality unit and include details.
- 4) Show existing and proposed grading along the entryway and the motor court and clarify drainage patterns. Proposed drainage may be required for these areas.
- 5) Add a detail for the perforated pipe in crushed stone and include filter fabric to prevent clogging.
- 6) Add a bell trap or pvc elbow to the 18" Area Drain detail.
- 7) Provide all pipe inverts and elevations for the top of drainage structures.
- 8) Clarify if what is labeled as AD #2 is an area drain or a junction box, and show the correct symbol.
- 9) Provide streetscape improvements for Home Court, Houston Terrace and East Main Street.
- 10) Add a north arrow and correct the sidewalk callouts and leader lines on sheet SE-1.
- 11) Clarify ADA compliance for the handicap area and walkway/accessible route. Add an enlarged site plan of this area and include the walkway/accessible route, handicap signage and grading information.
- 12) Show all utility connections and clarify what connections will be new or reused.
- 13) WPCA approval is required.
- 14) Fire Marshal approval is required.
- 15) The landscape architect drawings refer to cast-in-place concrete retaining walls. Provide details. Any retaining wall that is 3 ft high or supporting surcharge must be designed by a CT Professional Engineer.
- 16) The landscape architect drawings show proposed trees on private property that are labeled as "street trees." Clarify.
- 17) The Engineer of Record to add "state drainage facilities" to the drainage statement on the Site Stormwater Narrative.
- 18) Update General Note 2 to refer to the latest Property & Topographic Survey. The one provided for review is dated 9/11/25.
- 19) The Engineering Department reserves the right to make additional comments.

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

CC: Brian McMahon
Luke Bittenwieser
Courtney Fahan

Reg. No. 314



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

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

FROM: Jaclyn Chapman, Environmental Analyst

SUBJECT: 1241 East Main Street, 1241 E Main Street Associates, LLC
ZB #225-34 & 225-35
Conversion from office building to residential units

DATE: October 14, 2025

Environmental Protection Board Staff has reviewed the plans submitted for the above-referenced property for a Text Change, Site & Architectural Plans and/or Requested Uses, and Coastal Site plan Review for the conversion of an existing office building to residential dwelling units 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 this modification changes the use of the building. 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 #225-34 & 225-35, 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) The permittee shall submit a performance bond to secure the timely and proper performance of project activities. The bond shall consist of \$1,000 as surety for erosion and sedimentation controls plus 25% of the estimated cost of the approved landscaping and 100% of the estimated cost of the drainage system and the required professional supervision and certifications. Detailed cost estimates shall be supplied to EPB staff for approval prior to the submission of the surety and the performance bond shall be submitted to EPB staff prior to the start of the activities authorized herein.
- 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) 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.
- 10) 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.
- 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: Armstrong, Chad
Sent: Tuesday, September 30, 2025 9:14 AM
To: Fahan, Courtney
Cc: Repp, Christopher; Mathur, Vineeta
Subject: Application 225-34/225-35

Good afternoon, Courtney.

The Fire Marshal Office has reviewed and noted the following regarding the Application 225-34 & 225-35 1241 East Main Street Conversion of Office Use to Residential:

The Fire Marshal Office has issues with the following and need to be addressed:

- *Access and Remoteness of required egress stairs are not in compliance.*
- *FDC Location (Fire Department Connections) Minimum of 2 required*
- *Location of FDC relative to the location of the hydrant*
- *We recommend EV vehicles charging Stations on the exterior of the building (Firefighter Tactics)*
- *Curb Cuts Minimum width requested is 24 ft*

- *Full Life Safety Plans will be required for the Plan Review*
 - *Alarm System Plans with required design for Change of Use to Residential.*
 - *Sprinkler system plans and it required design for Change of Use to Residential.(Sprinkler / Fire Pump)*
 - *(Noted) 2 Hours Bike storage – which will strongly recommended to include any battery charging for bikes/scooters.*

The Fire Marshal has no issues with approval of this Site Plan Application.

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



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.

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: October 30, 2025

To: Vineeta Mathur, Associate Planner

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

Subject: Application 225-34 – 1241 E Main St Associates LLC, 1241 East Main Street, Stamford, CT – Text Change
Application 225-35 – 1241 E Mani St Associates LLC, 1241 East Main Street, Stamford, CT – Site & Architectural Plans and/or Requested Uses & Coastal Site Plan Review – Applicant proposes to convert the vacant office building into approximately 84 residential dwelling units

The Stamford WPCA has reviewed the applications submitted to convert the vacant office building at 1241 East Main Street, Stamford, CT into 84 residential dwelling units and offers the following comments:

Application 225-34 – Text Change

The Stamford WPCA has reviewed the referenced application for Text Change and determined that the proposal has no impact on any authority of this department. The WPCA has no objection to the Text Change application continuing with the approval process.

Application 225-35 – Site & Architectural Plans and/or Requested Uses & Coastal Site Plan Review

Sanitary Sewer

1. Provide a sanitary sewer narrative identifying flows from the proposed development. Discharge from this area will flow to the Cove Island Pump Station. Once flows are determined, the existing collection system will be reviewed to see if sufficient capacity exists to accept flow from the proposed units. The applicant may be responsible for upgrades to the collection system if needed to service the proposed development.

Sanitary Lateral

2. Please confirm if a connection (tie-in) to the Public Sanitary Sewer System is proposed.

Covered Parking Garage Drains

3. The wastewater generated by covered parking garage drains shall be directed to an adequately sized SWPCA approved treatment system (Oil/Water/Grit/Sand Separator).
 - a. Sizing calculations for the chamber are based on the maximum flow, including but not limited to power washing the garage. A minimum 1,500-gallon capacity and six-hour retention time is required. The treatment system shall meet all the requirements outlined Appendix H: (12) of the 2020 State of CT DEEP General Permit for Discharges from Miscellaneous Industrial Users.

- b. Provide a Cross Section/Installation Detail of the Oil/Grit Separator with pertinent installation requirements (i.e. H2O loading, high water table, proper venting, etc.). Below the detail, please add the following language:
 - i. “The oil/grit separator shall be installed in accordance with all applicable codes and with strict adherence to the manufacturer instructions, specifications, and recommendations. Prior to backfilling, all necessary inspections and approvals shall be obtained (i.e. Building Dept., Design Engineer)”.
4. If there is an existing oil/grit separator on site that is planned to be re-used for this development, please submit to SWPCA a site utility plan and plumbing plans detailing the existing garage drain treatment system and oil/grit separator. Additionally, please submit the log and inspection sheets for all pump outs and maintenance that are on file for the oil/grit separator.

Amenity/Community Kitchens/Food Service/Restaurant

5. The submitted plans and narrative propose amenity additions. 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). 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

6. 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.

Dog Run

7. The submitted landscape plans show a dog run. If a dog wash is proposed wastewater generated from this area that is scheduled to discharge into the sanitary sewer will require a hair straining device to prevent excess hair/fur from entering the sanitary sewer. Please submit the specification sheet for the proposed straining device and incorporate it into the plans.

Courtyards/Green Roofs

8. All drainage from courtyards and green roofs shall not discharge to sanitary sewer.

Construction Dewatering

9. 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.
10. 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

11. 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 at 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



Connecticut
Department of Energy & Environmental Protection
LAND & WATER RESOURCES

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: 10/6/25 by (indicate all that apply): hand fax e-mail U.S. mail

APPLICANT NAME: 1241 East Main Street Associates, LLC
MAILING ADDRESS: c/o Carmody Torrance Sandak & Hennesey, LLP; 1055 Washington Blvd.; Stamford CT 06901; (203) 425-4200
PROJECT ADDRESS: 1241 East Main Street

PROJECT DESCRIPTION:

Applicant is proposing to redevelop an existing office building into an 84-unit residential complex. The property is located in a FEMA delineated Unshaded X-Zone.

LWRD reviewer: KAM	Date plans were received by LWRD: 9/29/25 Date Comments are Due: 11/3/25
Date LWRD review completed: 10/9/25	Most recent revision date on plans: 9/12/25
Plan Title: Site Development Plan	

COASTAL RESOURCES AND RESOURCE POLICIES:				
	ON-SITE	ADJACENT TO SITE	POTENTIALLY INCONSISTENT	NOT APPLICABLE
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.

ADVERSE IMPACTS ON COASTAL RESOURCES:			
	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"/>

COASTAL USE POLICIES:**		
	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"/>

ADVERSE IMPACTS ON FUTURE WATER-DEPENDENT DEVELOPMENT ACTIVITIES AND OPPORTUNITIES:			
	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"/>

ISSUES OF CONCERN (SEE SUMMARY AND RECOMMENDATIONS BOX FOR ADDITIONAL DETAIL):	
<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 an existing office building into an 84-unit residential complex. The property is located in a FEMA delineated Unshaded X-Zone.

Recommendations/Comments:

- There are no comments for said proposed 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 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

copy/ies provided to

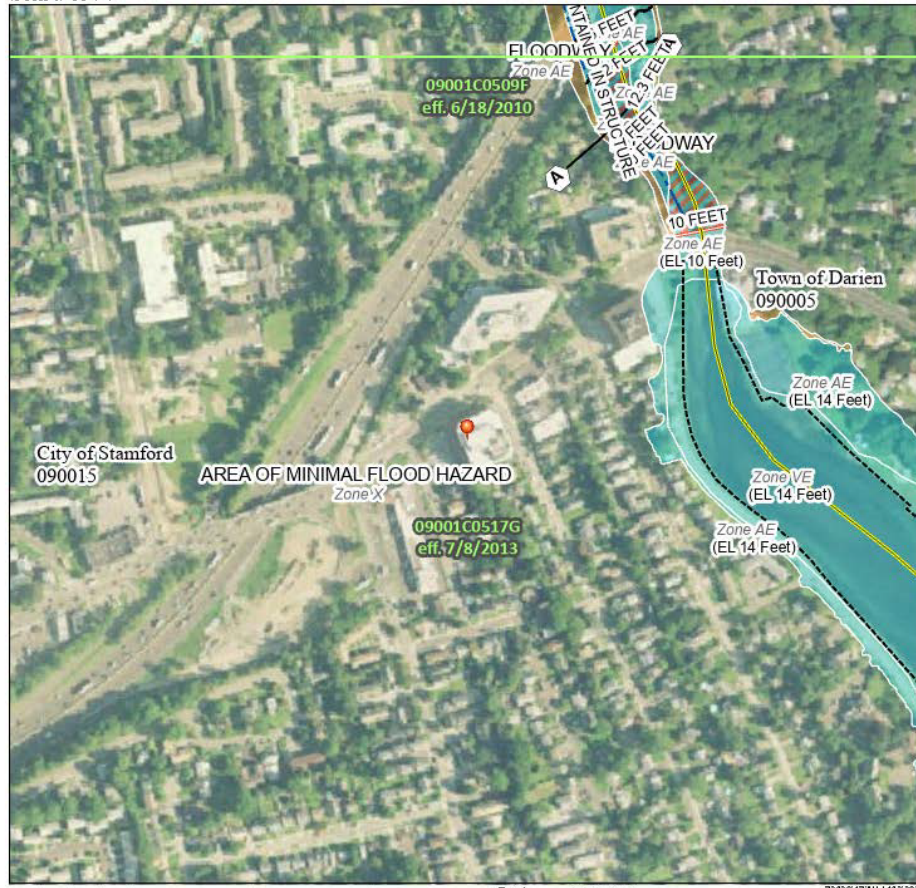
LWRD Reviewer Initials: KAM
 Date: 10/6/25

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°30'55"W 41°5'47"N



Basemap Imagery Source: USGS National Map 2 023

Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, X, A99
- 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 LOMR
- 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 9/29/2025 at 2:04 P.M. 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.

MAYOR
CAROLINE SIMMONS



CHAIRMAN
DR DAMIAN ORTELLI
VICE CHAIRMAN
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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

November 8, 2025

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

Subject: Application 225-35 – 1241 E. Main St. Associates, LLC, 1241 East Main St., Stamford, CT, - General Development Plan, Site & Architectural Plans and/or Requested Uses and Coastal Site Plan Review
CONSISTENT WITH THE HARBOR MANAGEMENT PLAN

Dear Ms. Mathur:

The Stamford Harbor Management and Shellfish Commission (SHMSC) has reviewed the above-referenced applications submitted to the Zoning Board by 1241 E. Main St. Associates, LLC (the Applicant), c/o Carmody Torrance Sandak & Hennessey LLP, 1055 Washington Blvd., Stamford, CT.

The Applicant seeks the approvals necessary to convert a vacant office building into approximately 84 residential dwelling units on property located at 1241 East Main St., Stamford, CT.

The application was referred to the SHMSC with your memo of September 29, 2025. Our review is in accordance with requirements set forth in the General Statutes, Stamford Code of Ordinances, and *Stamford Harbor Management Plan*.

The SHMSC discussed the referenced applications during its meeting on October 21, 2025 and approved a motion to find the applications to be **consistent with the Harbor Management Plan** with the understanding that the proposed project will result in significant improvement to existing stormwater and water quality conditions on the development site, and provided no public safety issues are associated with the proposed conversion of the non-conforming commercial space to residential use.

Please be advised that the SHMSC reserves its right to continue to review the proposed zoning text amendment 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.

Sincerely,

Dr. Damian Ortelli

Dr. Damian Ortelli
Chairman, Stamford Harbor Management Commission

cc:

Sam Abernethy, SHMSC Application Review Committee Chair
Frank Baldassare, Jr., Marina Supervisor
Courtney Fahan, Land Use Clerk
Lisa Feinberg, Carmody Torrance Sandak & Hennessey LLP
Karen Michaels, CT DEEP Land and Water Resources Division
Maria Vazquez-Goncalves, SHMSC Administrator