

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

January 10, 2025

To: Lindsey Cohen Associate Planner

From: Susan Kisken P.E. - Coordinator of Site Plan Reviews and Inspections

Subject:

**90 Haviland Road - Steve Aivalis
Planning Application No. 4053**

The Engineering Department has reviewed the following plans and documents associated with an application for a two-lot subdivision:

- Drainage Analysis located at 90 Haviland Road - Lot 2C Stamford, Connecticut, revised 1/7/2025, prepared by Kousidis Engineering, LLC
- Drainage Analysis located at 90 Haviland Road - Lot 2A Stamford, Connecticut, revised 1/7/2025, prepared by Kousidis Engineering, LLC
- Subdivision Map, dated 9/24/2024, prepared by Sound View Engineers & Land Surveyors LLC
- Subdivision Feasibility Plan, revised 1/7/2025, prepared by Kousidis Engineering, LLC
- Sediment & Erosion Controls Plan, revised 1/7/2025, prepared by Kousidis Engineering, LLC
- Traffic Statement, dated 9/26/2024, prepared by Mitchell Traffic Engineering LLC
- Wetland Delineation for the property located at: Haviland Road Stamford, Connecticut. dated April 23, 2020, prepared by Aleksandra Moch Soil & Wetland Scientist.
- Accessway Drainage Plan, revised 1/7/2025, prepared by Kousidis Engineering, LLC
- Engineering response letter, dated 12/10/2024, prepared by Kousidis Engineering, LLC
- Engineering response letter, dated 1/7/2025, prepared by Kousidis Engineering, LLC
- Topographic Survey, dated 11/11/2024, prepared by Sound View Engineers & Land Surveyors LLC

The engineer of record, Jim Kousidis, PE, has stated, "Based on the above information, the proposed

improvements are designed in accordance with the City of Stamford Stormwater Drainage Manual and will not adversely impact adjacent or downstream properties or City-owned drainage facilities."

NOTE: In 1980, there was a proposed three-lot subdivision encompassing 90 and 98 Haviland Road. The final resolution was a two-lot subdivision. Refer to Application#3121, April 13, 1981, conditions of approval. The site has significant constraints and development of the property is limited and challenging.

The Engineering Department DOES NOT OBJECT to this application proceeding with the approval process, Prior to the issuance of any Building Permit, the following comments to be addressed by an engineer licensed in the State of Connecticut:

- 1) Formal address for the property, if approved, shall be obtained from the City of Stamford Engineering Department. ACKNOWLEDGED
- 2) The proposed house and drive configurations are schematic, and demonstrate the feasibility of a two-lot subdivision. The final house configurations and drives may result in more or less impervious coverage. Therefore, should the subdivision be approved, final construction drawings and drainage analysis will need to be reviewed and approved by the Engineering Department. ACKNOWLEDGED
- 3) Show proposed monuments. PRIOR TO CERTIFICATE OF OCCUPANCY
- 4) Health Department approval will be required. ACKNOWLEDGED
- 6) Minimize impervious coverage by combining driveway accesses to one serving all three lots. DEFER TO PLANNING. Per the City of Stamford Subdivision Regulations, a common driveway is required to be 18" wide or as recommended by the Fire Marshall. It would also enable two vehicles to pass. Final width will affect the design of the drainage system and grading.
- 7) Coordinate grading and drainage of accessway driveway. Currently, the grading and drainage on 98 Haviland Road has not been accepted and would limit access to any future lot as currently constructed. At this time, the Engineering Department cannot endorse the use of the driveway serving 98 Haviland Road and any future lot. COMPLETE, GRADING AND DRAINAGE HAS BEEN IMPROVED. FINAL DESIGN DEPENDS ON RESOLUTION OF ITEM 6.
- 9) Show all existing and proposed easements. EASEMENTS SHALL BE SHOWN ON THE SUBDIVISION MAP TO BE FILED ON THE STAMFORD LAND RECORDS.
- 23) A Drainage Maintenance Agreement will be required. ACKNOWLEDGED
- 26) Review all notes as some do not pertain to this development. NOT COMPLETE
- 30) Prior to Building Permit, construction details shall be provided for review and approval.
- 34) Review drainage infiltration callouts as some are mislabeled and do not match drainage model. NOT COMPLETE
- 36) Review with Planning and Zoning location for parking in front yards and width of common driveway. DEFER TO ZONING
- 37) The Engineering Department reserves the right to make additional comments.

Should you have any questions, please call me at (203)977-6165.

CC: Robert Clausi
Jim Kousidis, PE

Reg. No. 7

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

December 17, 2024

To: Lindsey Cohen Associate Planner

From: Susan Kisken P.E. - Coordinator of Site Plan Reviews and Inspections

Subject:

**90 Haviland Road - Steve Aivalis
Planning Application No. 4053**

The Engineering Department has reviewed the following plans and documents associated with an application for a two-lot subdivision:

- Drainage Analysis located at 90 Haviland Road - Lot 2C Stamford, Connecticut, revised 12/10/2024, prepared by Kousidis Engineering, LLC
- Drainage Analysis located at 90 Haviland Road - Lot 2A Stamford, Connecticut, revised 12/10/2024, prepared by Kousidis Engineering, LLC
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- Accessway Drainage Plan, revised 12/10/2024, prepared by Kousidis Engineering, LLC
- Engineering response letter, dated 12/10/2024, prepared by Kousidis Engineering, LLC

The engineer of record, Jim Kousidis, PE, has stated, "Based on the above information, the proposed improvements are designed in accordance with the City of Stamford Stormwater Drainage Manual and will not adversely impact adjacent or downstream properties or City-owned drainage facilities."

NOTE: In 1980, there was a proposed three-lot subdivision encompassing 90 and 98 Haviland Road. The final

resolution was a two-lot subdivision. Refer to Application#3121, April 13, 1981, conditions of approval. The site has significant constraints and development of the property is limited and challenging.

The Engineering Department offers the following comments to be addressed by an engineer licensed in the State of Connecticut:

- 1) Formal address for the property, if approved, shall be obtained from the City of Stamford Engineering Department. ACKNOWLEDGED
- 2) The proposed house and drive configurations are schematic, and demonstrate the feasibility of a two-lot subdivision. The final house configurations and drives may result in more or less impervious coverage. Therefore, should the subdivision be approved, final construction drawings and drainage analysis will need to be reviewed and approved by the Engineering Department. ACKNOWLEDGED
- 3) Show proposed monuments. PRIOR TO CERTIFICATE OF OCCUPANCY
- 4) Health Department approval will be required. ACKNOWLEDGED
- 5) Provide an existing conditions survey in accordance with the City of Stamford Stormwater Drainage Manual, datum NAVD88. COMPLETE, PROVIDE COPY OF SURVEY
- 6) Minimize impervious coverage by combining driveway accesses to one serving all three lots. DEFER TO PLANNING
- 7) Coordinate grading and drainage of accessway driveway. Currently, the grading and drainage on 98 Haviland Road has not been accepted and would limit access to any future lot as currently constructed. At this time, the Engineering Department cannot endorse the use of the driveway serving 98 Haviland Road and any future lot. IN PROGRESS, GRADING HAS BEEN IMPROVED.
- 8) Show all existing and proposed utilities. COMPLETE
- 9) Show all existing and proposed easements. EASEMENTS SHALL BE SHOWN ON THE SUBDIVISION MAP TO BE FILED ON THE STAMFORD LAND RECORDS.
- 10) Identify all trees to be removed and provide tree protection for trees to remain. COMPLETE
- 11) Provide sediment and erosion protection around existing and proposed catch basins. COMPLETE
- 12) Provide Open Space, if applicable. DEFER TO PLANNING
- 13) Identify location of any existing and proposed footing drains and their outfalls. Footing drains shall be designed in accordance with the City of Stamford Stormwater Drainage Manual. COMPLETE
- 14) All drainage outfalls and infiltration systems shall be a minimum of ten feet from any property line. LABEL DIMENSIONS ON PLAN
- 15) Infiltration systems shall be a minimum of one foot above any restrictive layer. If stone below the infiltration systems are used as storage, the stone must be a minimum of one foot above the restrictive layers. Modifications to infiltration systems are warranted as infiltrations systems need to be raised above the restrictive layer. NOT COMPLETE. If the stone below the infiltration system is not used for storage, set it at the same elevation as the units in the drainage model. The two infiltration systems along the common drive closest to Haviland Road warrants revisions. In addition, review cover on systems. On Lot 2B, raise the system of the 9 units of 12" galleries, or revise stone elevation.
- 16) Provide test pits in the locations of all infiltration systems. COMPLETE

- 17) An EPB Permit may be necessary as proposed grading may encroach into regulated areas. Defer to EPB for additional comments and subdivision application #3121 conditions of approval. DEFER TO EPB
- 18) Provide positive drainage around all structures. PROVIDE ADDITIONAL SPOTS ARE WARRANTED, PRIOR TO ANY BUILDING PERMIT
- 19) Clearly identify all drainage basin tributary areas to each infiltration system on the proposed drainage basin map. Confirm all areas and coverage in drainage model. PROVIDE CLEAR DRAINAGE BASIN MAPS.
- 20) Review all grading as some coverage on infiltration systems is minimal. NOT COMPLETE
- 21) Clearly identify all overflow structures associated with infiltration systems. COMPLETE
- 22) Infiltration systems shall have inspection ports. COMPLETE
- 23) A Drainage Maintenance Agreement will be required. ACKNOWLEDGED
- 24) The Engineering Department reserves the right to make additional comments.
- 25) Proposed septic areas shall be fenced off.
- 26) Review all notes as some do not pertain to this development.
- 27) Provide City of Stamford standard notes on drawings.
- 28) Provide drainage maintenance schedule on plan.
- 29) Stockpile areas shall not be placed over primary or reserve septic areas.
- 30) Prior to Building Permit, construction details shall be provided for review and approval.
- 31) Provide junction box prior to drainage pipes entering infiltration systems.
- 32) Provide basement elevations.
- 33) Review elevation call outs of proposed contours as some are mislabeled.
- 34) Review drainage infiltration callouts as some are mislabeled and do not match drainage model.
- 35) Drainage Analysis for Lot 2C, review unit sizes in drawdown calculations.
- 36) Review with Zoning location for parking in front yards.

Should you have any questions, please call me at (203)977-6165.

CC: Jim Kousidis, PE

Reg. No. 334

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 11, 2024

To: Lindsey Cohen Associate Planner

From: Susan Kisken P.E. - Coordinator of Site Plan Reviews and Inspections

Subject:

**90 Haviland Road - Steve Aivalis
Planning Application No. 4053**

The Engineering Department has reviewed the following plans and documents associated with an application for a two-lot subdivision:

- Drainage Analysis located at 90 Haviland Road - Lot 2C Stamford, Connecticut, revised 9/24/2024, prepared by Kousidis Engineering, LLC
- Drainage Analysis located at 90 Haviland Road - Lot 2A Stamford, Connecticut, dated 8/30/2024, prepared by Kousidis Engineering, LLC
- Subdivision Map, dated 9/24/2024, prepared by Sound View Engineers & Land Surveyors LLC
- Subdivision Feasibility Plan, dated 8/30/2024, prepared by Kousidis Engineering, LLC
- Sediment & Erosion Controls Plan, dated 8/30/2024, prepared by Kousidis Engineering, LLC
- Traffic Statement, dated 9/26/2024, prepared by Mitchell Traffic Engineering LLC
- Wetland Delineation for the property located at: Haviland Road Stamford, Connecticut. dated April 23, 2020, prepared by Aleksandra Moch Soil & Wetland Scientist.

The engineer of record, Jim Kousidis, PE, has stated, "Based on the above information, the proposed improvements are designed in accordance with the City of Stamford Stormwater Drainage Manual and will not adversely impact adjacent or downstream properties or City-owned drainage facilities."

NOTE: In 1980, there was a proposed three-lot subdivision encompassing 90 and 98 Haviland Road. The final resolution was a two-lot subdivision. Refer to Application#3121, April 13, 1981, conditions of approval. The site has significant constraints and development of the property is limited and challenging.

The Engineering Department offers the following PRELIMINARY comments to be addressed by an engineer

licensed in the State of Connecticut:

- 1) Formal address for the property, if approved, shall be obtained from the City of Stamford Engineering Department.
- 2) The proposed house and drive configurations are schematic, and demonstrate the feasibility of a two-lot subdivision. The final house configurations and drives may result in more or less impervious coverage. Therefore, should the subdivision be approved, final construction drawings and drainage analysis will need to be reviewed and approved by the Engineering Department.
- 3) Show proposed monuments
- 4) Health Department approval will be required.
- 5) Provide an existing conditions survey in accordance with the City of Stamford Stormwater Drainage Manual, datum NAVD88.
- 6) Minimize impervious coverage by combining driveway accesses to one serving all three lots.
- 7) Coordinate grading and drainage of accessway driveway. Currently, the grading and drainage on 98 Haviland Road has not been accepted and would limit access to any future lot as currently constructed. At this time, the Engineering Department cannot endorse the use of the driveway serving 98 Haviland Road and any future lot.
- 8) Show all existing and proposed utilities.
- 9) Show all existing and proposed easements.
- 10) Identify all trees to be removed and provide tree protection for trees to remain.
- 11) Provide sediment and erosion protection around existing and proposed catch basins.
- 12) Provide Open Space, if applicable.
- 13) Identify location of any existing and proposed footing drains and their outfalls. Footing drains shall be designed in accordance with the City of Stamford Stormwater Drainage Manual.
- 14) All drainage outfalls and infiltration systems shall be a minimum of ten feet from any property line.
- 15) Infiltration systems shall be a minimum of one foot above any restrictive layer. If stone below the infiltration systems are used as storage, the stone must be a minimum of one foot above the restrictive layers. Modifications to infiltration systems are warranted as infiltrations systems need to be raised above the restrictive layer.
- 16) Provide test pits in the locations of all infiltration systems.
- 17) An EPB Permit may be necessary as proposed grading may encroach into regulated areas. Defer to EPB for additional comments and subdivision application #3121 conditions of approval.
- 18) Provide positive drainage around all structures.
- 19) Clearly identify all drainage basin tributary areas to each infiltration system on the proposed drainage basin map. Confirm all areas and coverage in drainage model.
- 20) Review all grading as some coverage on infiltration systems is minimal.
- 21) Clearly identify all overflow structures associated with infiltration systems.

22) Infiltration systems shall have inspection ports.

23) A Drainage Maintenance Agreement will be required.

24) The Engineering Department reserves the right to make additional comments.

Should you have any questions, please call me at (203)977-6165.

CC: Jim Kousidis, PE

Reg. No. 281



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

March 21, 2025

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

From: Lindsay Tomaszewski, Environmental Analyst

Subject: Planning Board Subdivision Application #4053
90 Haviland Road
Stavros Aivalis

The Environmental Protection Board considered the above-referenced subdivision application at its meetings on December 19, 2024 and March 20, 2025. Of the three members who participated in the February meeting, the vote was two in favor (Stone, Romas) and one abstaining (Tessier) to offering no objection to the proposed two-lot subdivision, subject to the following recommended conditions of approval:

1. Submission for EPB staff review and approval of a standard Conservation Agreement based on the conservation easement area shown on the Sound View plan "Subdivision Map" dated January 30, 2025. The applicant shall execute and file the approved agreement concurrently with the filing of the final subdivision map.
2. Conservation areas established under the terms of the Conservation Agreement shall be field staked with permanent markers concurrently with the filing of the final subdivision map. Iron pins and EPB approved conservation signage shall be installed along all property boundaries, turning points and at intervals of no less than 100 feet along continuous stretches of the conservation boundary.
3. Site development shall not begin on proposed lot 2B without wetlands permit approval by the EPB (Note to appear on the Record Plan).
4. Site development shall not begin on proposed lot 2C without wetlands permit approval by the EPB or its Duly Authorized Agent(s) (Note to appear on the Record Plan).
5. Future development must follow the Recommended Mitigation Measures referenced in the Environmental Assessment from Matt Popp.

For your information, a copy of the EPB Supplemental Agenda Summary Report dated March 13, 2025 is attached.

Thank you for the opportunity to provide these comments.

Map References:

- “Subdivision Feasibility Plan,” for Steve Aivalis, 90 Haviland Road, Stamford, CT, by Jimmy Kousidis, PE 26830, Kousidis Engineering LLC, last revised January 30, 2025.
- “Sediment & Erosion Controls Plan,” for Steve Aivalis, 90 Haviland Road, Stamford, CT, by Jimmy Kousidis, PE 26830, Kousidis Engineering LLC, last revised January 30, 2025.
- “Environmental Assessment – Proposed two-Lot Subdivision,” 90 Haviland Road, Stamford, CT, by Matthew Popp LA 00630, Environmental Land Solutions, LLC, dated March 7, 2025.
- “EPB Landscape Plan,” 90 Haviland Road, Stamford, CT, by Matthew Popp, LA 00630, Environmental Land Solutions, LLC, last revised February 12, 2025.
- “Letter addressing alternative to the design proposal,” 90 Haviland Road, Stamford, CT, by Jimmy Kousidis, PE 26830, Kousidis Engineering LLC, dated February 26, 2025.
- “Wetland Delineation,” for Haviland Road, Stamford, CT, by Aleksandra Moch, dated April 23, 2020.

**SUPPLEMENTAL AGENDA SUMMARY REPORT
ENVIRONMENTAL PROTECTION BOARD**

PB Application: #4053

Date: March 13, 2025

Applicant: Stavros Aivalis

Location: 90 Haviland Road	<u>Account</u> 003-4226	<u>Map/Block/Lot</u> 42/392/2	<u>Area</u> ±2.03 acres
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Zone: RA-1

Watershed: Poorhouse Brook (Non-drinking water supply watershed)

Flood Maps: 09001C0364F & 09001C0368F (6/18/2010) **Flood Zone:** X – Minimal Chance Flood

REFERENCES:

- “Subdivision Feasibility Plan,” for Steve Aivalis, 90 Haviland Road, Stamford, CT, by Jimmy Kousidis, PE 26830, Kousidis Engineering LLC, last revised January 30, 2025.
- “Sediment & Erosion Controls Plan,” for Steve Aivalis, 90 Haviland Road, Stamford, CT, by Jimmy Kousidis, PE 26830, Kousidis Engineering LLC, last revised January 30, 2025.
- “Environmental Assessment – Proposed two-Lot Subdivision,” 90 Haviland Road, Stamford, CT, by Matthew Popp LA 00630, Environmental Land Solutions, LLC, dated March 7, 2025.
- “EPB Landscape Plan,” 90 Haviland Road, Stamford, CT, by Matthew Popp, LA 00630, Environmental Land Solutions, LLC, last revised February 12, 2025.
- “Letter addressing alternative to the design proposal,” 90 Haviland Road, Stamford, CT, by Jimmy Kousidis, PE 26830, Kousidis Engineering LLC, dated February 26, 2025.
- “Drainage Analysis,” Steve Aivalis, 90 Haviland Road – Lot 2C, Stamford, CT, by Jimmy Kousidis, PE 26830, Kousidis Engineering LLC, last revised January 30, 2025.
- “Drainage Analysis,” Steve Aivalis, 90 Haviland Road – Lot 2B, Stamford, CT, by Jimmy Kousidis, PE 26830, Kousidis Engineering LLC, last revised January 30, 2025.
- “Wetland Delineation,” for Haviland Road, Stamford, CT, by Aleksandra Moch, dated April 23, 2020.

Proposal

Subdivision of existing 2.03-acre parcel to create two lots, each capable of supporting a single-family residence. The subdivided parcels will be served by private well and septic.

Discussion

The Board reviewed the materials submitted in support of this application at the December 19, 2024, meeting and decided to table the matter to provide the applicant the opportunity to consider revisions responsive to the concerns voiced by the members. The applicant has responded as follows:

Environmental Assessment

Matt Popp (ELS) performed an evaluation of the property and proposed conditions. He was not able to determine if there were obligate vernal pool species onsite due to the time of year, but determined the proposed development would be unlikely to negatively impact offsite vernal pool species. Mr. Popp provided a landscape plan with 5 trees and 21 shrubs and a row of boulders 25 ft from onsite wetlands.

Additionally, 6 mitigation measures were recommended as best management practices to protect the environmental quality of the site, including a condition to search for obligate vernal pool species onsite prior to development.

Alternatives

The project engineer has provided an alternative plan in which the driveway for lot 2B is partially combined with the driveway for the remaining lots. This moves impervious surface and one of the proposed drainage galleries further from the wetland area on the north side of the property. All mention of pools has been removed from the drainage reports. Grading and the location of house on Lot 2B has not changed. Mr. Kousidis has explained that the location of the structures are limited by CT public health code requirements for construction of the subsurface sewage disposal onsite. This analysis explains that shifting the house on 2B further from the wetlands would require the septic system be moved to areas of less favorable soils, increasing the possibility of failure. Additionally, changing the location of the house would move the subsurface drainage systems closer to wetlands. The Stamford Engineering Bureau has reviewed the updated materials and endorsed the subdivision feasibility plan.

Conclusion and Recommendation

If the board concludes that the applicant has adequately addressed potential conservation and wetland impacts, the Board may vote to **Offer No Objection** to PB Application No. 4053.

The following are provided for the Board to consider forwarding to the Planning Board as conditions of subdivision approval:

1. Submission for EPB staff review and approval of a standard Conservation Agreement based on the conservation easement area shown on the Sound View plan "Subdivision Map" dated January 30, 2025. The applicant shall execute and file the approved agreement concurrently with the filing of the final subdivision map.
2. Conservation areas established under the terms of the Conservation Agreement shall be field staked with permanent markers concurrently with the filing of the final subdivision map. Iron pins and EPB approved conservation signage shall be installed along all property boundaries, turning points and at intervals of no less than 100 feet along continuous stretches of the conservation boundary.
3. Site development shall not begin on proposed lot 2B without wetlands permit approval by the EPB (Note to appear on the Record Plan).
4. Site development shall not begin on proposed lot 2C without wetlands permit approval by the EPB or its Duly Authorized Agent(s) (Note to appear on the Record Plan).
5. Future development must follow the Recommended Mitigation Measures referenced in the Environmental Assessment from Matt Popp.



Lindsay Tomaszewski
Environmental Analyst



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

December 23, 2024

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

From: Lindsay Tomaszewski, Environmental Analyst

Subject: Planning Board Subdivision Application #4053
90 Haviland Road
Stavros Aivalis

The Environmental Protection Board considered the above-referenced subdivision application at its meeting on December 19, 2024. The vote was to **Delay** forwarding its recommendations to the Planning Board. The EPB has requested the applicant submit revised plans and updated materials to insure the final conceptual subdivision plan put before the Planning Board will lead to the unimpeded approval and development of the project while preserving the site's natural resources. Requested updates include:

1. Alternative conceptual plans that can increase the buffer between potential disturbance to wetlands and reduce driveway coverage.
2. Address potential pools and patios that were discussed in the drainage summary report.
3. Include a conceptual planting plan.
4. An environmental narrative of the proposed conceptual plan by an environmental professional which must consider the wetland system around the property and nearby offsite vernal pools.

Thank you for the opportunity to provide these comments. We request the Planning Board **Delay** decision on PB #4053 until EPB completes its review and can provide recommended conditions for the Planning Board.



General Report

City of Stamford Fire Marshals Office
 888 Washington Blvd, Stamford, Ct, 06904
 Office: (203) 977-4651



Business Name

--

Address

90 HAVILAND RD

#S4053

Suite

--

Inspection Results:

N/A

ITEM: Inspection Results

Inspection Note

Conducted a Preliminary plan review for a 2-lot residential subdivision for Mr. Stavros (Steve) Aivalis. At time of review there were no fire department concerns noted. TO BE NOTED: There is a Fire Hydrant at Spinning Wheel /Haviland Rd just up the road. Water supply for fire service should not be a issue. Access appears acceptable at time of review. // Single family homes are not in the FM review process.

Inspection Status

In Progress

Inspected by

Robert Martino

Completed at

10/22/2024 10:45:00

Inspection Number

SFD-2024-0004686



RECEIVED


OCT 17 2024



**CITY OF STAMFORD
DEPARTMENT OF HEALTH
Inter-Office Correspondence**

PLANNING BOARD

To: Lindsay Cohen
Associated Planner
Land Use bureau

From: Joshua Polur, Inspector II
Stamford Health Department 

Date: October 11, 2024

Re: Sub-division Application #4053
90 Haviland Road (2 Lots)
Stavros Aivalis

Per your request for comments for the above referenced Subdivision application. The Stamford Health Department has reviewed the plan titled "Subdivision Feasibility Plan, 90 Haviland Road, prepared for Steve Aivalis", dated August 30, 2024, submitted by Kousidis Engineering LLC.

Initial review of the above referenced plan has revealed the following:

- The proposed lots will be served by a Subsurface Sewage Disposal System (SSDS)
- The proposed lots will be served by a private drinking well.
- Soil testing, solely conducted by Jim Kousidis (PE), has shown potential development. Said testing was not witnessed by the Stamford Health Department.

The Stamford Health Department currently has no objections to the review of the proposed sub-division at the above referenced property with the following conditions:

- Prior to approval for any development, soil testing will be required to determine extent development. All testing shall be permitted and witnessed by the Stamford Health Department.
- Architectural plans will be required to determine sizing of the proposed development.

Should you have further questions or comments regarding this matter, please feel free to contact Joshua Polur, Stamford Health Department, at 203-977-5569.

MAYOR
CAROLINE SIMMONS

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



TRANSPORTATION BUREAU CHIEF
FRANK W. PETISE, P.E.
Email: fpetise@stamfordct.gov


RECEIVED


NOV 8 2024

OFFICE OF OPERATIONS
TRANSPORTATION, TRAFFIC & PARKING
Tel: (203) 977-5466/Fax: (203) 977-4004
Government Center, 888 Washington Blvd., 7TH Floor, Stamford, CT 06901

PLANNING BOARD

INTEROFFICE MEMORANDIUM

TO: Planning Board Office  *Luke Bittenwieser*

FROM: Frank W. Petise, P.E.  **Luke Bittenwieser**
Transportation Bureau Chief **Transportation Planner**

DATE: November 7, 2024

RE: Planning Board Subdivision Application 4053

Subdivision Application 4053

90 Haviland Road
Stavros Aivalis

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

- Planning Board application received October 8, 2024
- Traffic Statement prepared by Mitchell Traffic Engineering LLC dated September 26, 2024;
- Subdivision Map prepared by Sound View Engineers and Land Surveyors dated September 24, 2024;
- Subdivision Feasibility Plan prepared by Kousidis Engineering LLC dated September 24, 2024; and ,
- Sediment and Erosion Controls Plan prepared by Kousidis Engineering LLC dated September 24, 2024.

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

From: Trapp, Daniel <DTrapp@StamfordCT.gov>
Sent: Wednesday, October 9, 2024 9:29 AM
To: Cohen, Lindsey <LCohen@StamfordCT.gov>
Cc: Capp, Lesley <LCapp@StamfordCT.gov>
Subject: Subdivision Files

Lindsey Cohen
Associate Planner

Lindsey,

I have reviewed Subdivision file #4053 for 90 Haviland Road (2 Lots) - Stravos Aivalis. This notice is to inform you I do not see any Zoning issues with the application.

Please contact me with any questions.

Sincerely,

Daniel J Trapp, Acting ZEO