

ZONING BOARD CERTIFICATE

I, David Stein, Chairman of the ZONING BOARD of the CITY OF STAMFORD, in compliance with Special Act. No 619 of the 1953 General Assembly hereby certify that on June 24, 2024, July 8, 2024 and July 22, 2024 Public Hearings were held by the ZONING BOARD on:

Application 224-04– Joseph J. Capalbo, II, on behalf of RRIT LLC, 91 Hope Street, Stamford, CT-Site and Architectural Plans and/or Requested Uses - Applicant is proposing to construct 26 new townhouses along with on-site parking and associated landscaping. The existing single family dwelling unit and the existing 6,400 sf structure formerly used as a community center will be demolished.

ALL that certain tract, piece or parcel of land situate, lying and being in the City of Stamford, County of Fairfield, State of Connecticut, said parcel being depicted on a map entitled “Map Prepared For Stamford Gospel Tabernacle, Inc., Stamford, CONN.” dated May 2, 1972 as prepared by Edward J. Frattaroli & Company, Surveyor and filed in the Stamford Land Records as map number 9209, said parcel being more particularly described as follows:

Commencing at a point on the easterly street line of Hope Street at the intersection of the southerly street line of Howes Avenue, then running along the southerly street line of Howes Avenue;

South 88°18’40” East, a distance of 145.43 feet, to the division line between the land herein , being described and land now or formerly Johanna Kornacki, Carolyn Roth and Charles Roth, as shown on Map No. 1189 S.L.R., each in part, then turning and running along said division line the following courses and distances:

South 01°52’40” East, a distance of 100.00 feet,

South 88°18’40 East, a distance of 172.80 feet, to the division line between the land herein being described and land now or formerly Laura C. Doig and Birgir Nilsen, Dennis C. Dunaway and Cynthia S. Dunaway, Kevin Twomey, Hillel Disraelly, as shown on Map No. 1189 S.L.R., each in part, then turning and running along said division line the following courses and distances:

South 01°48’30” East, a distance of 25.04 feet;

South 88°18’40” East, a distance of 97.83 feet;

South 03°00’20” West, a distance of 209.45 feet to the division line between the land herein being described and land now or formerly Linden House Condominium, as shown on Map No. 6223 S.L.R., then turning along said division line;

North 83°59’30” West, a distance of 401.79 feet to the easterly street line of Hope Street, then turning and running along said street line:

Rec # 2024057051



Lyda Fujiter, City & Town Clerk
STAMFORD CT

Bk: 13374 Pg: 251
Inst: 202408987
08/13/2024 10:04:02 AM
9 Pages
ZONING BOARD CERT
Block: 295

an arc length of 36.59 feet along a circular curve to the left, having a radius of 18,499.30 feet then continuing along the easterly street line of Hope Street,

North 01°15'00" West, a distance of 65.16 feet;

an arc length of 202.76 feet along a circular curve to the left, having a radius of 7,412.62 feet to the point or place of beginning containing 2.331 acres more or less.

And the land affected is owned by and located on the following street:

<u>NAME</u>	<u>STREET</u>
Bridgeport RC Diocesan Corp	91 Hope Street
91 Hope Street	Stamford, CT 06906
Stamford, CT 06906	

And that the following is a statement of its findings UNANIMOUSLY APPROVED AS MODIFIED at its regular meeting held on July 29, 2024.

WHEREAS, the Zoning Board has reviewed applications for Final Site and Architectural Plans and/or Requested Uses approval to redevelop the property at 91 Hope Street, including the demolition of the existing single family dwelling unit and existing 6,400 sf structure formerly used as a community center. The proposed project will include twenty size (26) townhomes, 95 parking spaces, and associated site improvements;

WHEREAS, the Zoning Board conducted a duly called public hearing on June 24, 2024, which was continued to July 8, 2024 and July 22, 2024 and has considered the submitted comments of other interested City agencies, officials and the general public; and

WHEREAS, the public hearings were properly noticed in accordance with Section 1.F.2 and 1.F.3 (Formerly Sections 20.B and 20.C) of the Zoning Regulations of the City of Stamford (the "Zoning Regulations"), and C6-40-11 of the Charter of the City of Stamford;

WHEREAS, the approved applications are more particularly described in the following plans and reports:

- Civil Plans prepared by D'Andrea Surveying and Engineering

Title	Date Last Revised
Cross-Section Location Plan	7-23-2024
Development Cross-Sections	7-23-2024
Usable Open Space Area Exhibit	7-22-2024
Zoning Location Survey, revised	7-15-2024
Average Grade Worksheet	7-15-2024

Site Plan Review Set Cover Sheet	12-12-2023
Topographic Survey	12-12-2023
Demolition Plan	12-12-2023
Site Grading and Layout Plan	7-15-2024;
Storm Drainage Layout Plan	12-12-2023
Sanitary Sewer and Utility Layout Plan,	12-12-2023
Construction Staging and Management Plan	12-12-2023
Sedimentation and Erosion Control Plan	12-12-2023
Notes and Details	12-12-2023
Details	12-12-2023
Low Impact Development Plan	12-12-2023
Fire Truck Turning Movement Plan	7-15-2024
Sight Distance Plan	12-12-2023
Engineering Bureau Checklists	12-12-2023
Drainage Summary Report,	12-12-2023
Sanitary Sewer Connection Summary Report	12-12-2023

- Architectural Plans prepared by AWA design:

Title	Date Last Revised
A.00 Title Sheet	7-17-24
A.01 Zoning Data	7-17-24
A.03 Building Plans	7-17-24
A.04 Building Plans	7-17-24
A.05 Building Elevations	7-17-24
A.06 Building Elevations	7-17-24
A.07 Building Plans	7-17-24
A.08 Building Plans	7-17-24
A.09 Building Elevations	7-17-24
A.10 Building Elevations & Sections	7-17-24
A.11 Building Plans	7-17-24
A.12 Building Plans	7-17-24
A.13 Building Elevations	7-17-24
A.14 Building Elevations & Sections	7-17-24
A.15 building elevation rendering	7-17-24
A.16 building height information	7-17-24

- Landscape Plan prepared by Environmental Land Solutions dated July 22, 2024.
- Draft Affordability Plan
- Sustainability Scorecard, First submission

and such other related materials, reports and exhibits constituting the application file as may be amended to be consistent with representations made during the public hearing, and conditions contained herein. Together all of these documents are referred to hereinafter as the Building and Site Plans;

WHEREAS, the Applicant seeks Final Site Plan Approval pursuant to Section 2.D (Formerly 19.D) of the Zoning Regulations to develop the proposed buildings and associated site improvements on the Property;

WHEREAS, the Zoning Board makes the following special findings:

- The applications conform to the standards, goals, and purposes of Section 2.D.4 (Formerly 19.D.4) (Site Plan Standards for Review) of the Zoning Regulations.
- The Planning Board of the City of Stamford found the proposal is in keeping with the Master Plan of the City of Stamford and specifically with Master Plan Category #3 (Residential - Low Density Multifamily), and unanimously recommended approval of the Application in a letter to the Zoning Board dated April 15, 2024.
- The proposal is consistent with the following Master Plan policies and strategies:
 - *Policy 6.C.2: Promote the development of a variety of housing types.*
 - *Policy 7H: Encourage Infill development*
- The proposed uses, improvements and site features are in keeping with the safety and convenience of the general public and those using the Property, and adequate provision is made for vehicular and pedestrian circulation, parking, landscaping, buffers, signage, lighting, drainage, utilities and other needs produced by the development. The development will not harm the natural, social or cultural environment of the City, and will not result in short term or long term impacts associated with storm drainage, sanitary sewerage, traffic, demolition, sidewalks, on-street parking, unique site conditions and/or environmental resources.
- The proposed building design and site development plan are consistent with the Master Plan and the building location does not interfere with pedestrian or vehicular movement on the site.
- The proposed development featuring townhouse condominiums will provide much needed home-ownership opportunity within the City.

NOW THEREFORE BE IT RESOLVED that the Zoning Board UNANIMOUSLY APPROVED AS MODIFIED Application #224-04 on July 29, 2024, subject to the following conditions:

SITE SPECIFIC CONDITIONS

1.	BP	Consistency with the Plans. All work shall substantially conform to the above referenced Building and Site Plans (the “Plans”) unless otherwise approved by the Zoning Board or, for minor modifications, by Zoning Board staff.
2.	BP	Landscape Plan. Prior to the issuance of a Building Permit, the Applicant shall

	& CO	submit plans and details for the at-grade open space, including programming, play equipment, and plantings, and the play area/amenity space to be located in the building, subject to review and approval by Land Use Bureau staff. Implementation of such plans and details shall be completed prior to issuance of a Certificate of Occupancy, including a temporary or partial Certificate of Occupancy (the first of these which is issued is the "CO").
3.	CO	Affordability Plan. Prior to the issuance of a CO, the Applicant shall submit the final Affordability Plan, conforming to the draft hereby approved by the Zoning Board, subject to Zoning Board staff approval for minor modifications. Such plan shall be in accordance with Section 7 (Formerly 7.4) of the Stamford Zoning Regulations. Prior to issuance of the CO, Applicant shall record on the Stamford Land Records the approved Affordability Plan and accompanying deed restriction permanently establishing onsite a total of two (2) ownership BMR Units for families earning 50% of the AMI.
4.	BP	B.M.R. Fee-in-Lieu. Prior to the issuance of a Building Permit, the Applicant shall satisfy the project's fractional BMR obligation by making a payment to the Stamford Affordable Housing Trust Fund for the amount based on 1,503 ± square feet of unrealized BMR Gross Residential Floor Area (the equivalent square footage for 0.6 units based on 65,160± square feet total Gross Residential Floor Area) pursuant to Section 7 (Formerly 7.4) and the formula described in 7.D.3 (Formerly 7.4.D.3) of the Zoning Regulations. As of the date of this approval, the amount payable per square foot is \$177 and the total amount payable is \$266,153.
5.	CO	Vehicle Parking. Prior to the issuance of a CO and any use of the project, the Applicant shall install and provide, and maintain for the life of the building, the following: (a) Ninety-five (95) self-parking spaces; and (b) Nine (9) electric vehicle charging spaces for electric vehicles only, compliant with Sections 12.L of the Zoning Regulations as shown on the approved plans.
6.	CO	Parking Management Plan. Prior to the issuance of a CO, the Applicant shall submit a final Parking Management Plan consistent with Section 2.F (Formerly 19.F) of the Zoning Regulations and conforming to the draft hereby approved by the Zoning Board, unless otherwise approved by the Zoning Board, subject to Zoning Board staff approval for minor modifications. The Plan shall include specific reporting of parking demand, including vehicle ownership and onsite and offsite parking usage of the tenants and bike parking usage. Reporting shall commence at 75% occupancy and continue annually for the life of the building. Reports shall include periodic parking counts for a one-week period during each quarter, at specific times of day: Morning (9am), Afternoon (5pm) and Overnight (11pm). Reports shall also include information to be provided by each tenant, including the number of cars owned, cars parked onsite, cars parked offsite, cars utilizing street parking, bicycle usage, and shared vehicle usage. The parking usage report shall be submitted by the Applicant not later than each January 15th, in writing and in a format prescribed by the Land Use and Transportation, Traffic and Parking Bureaus pursuant to Section 2.F.5 (Formerly 19.F.5).

		The Parking Management Plan shall include the contact information for the personnel managing the parking reports.
7.	CO	Transportation Demand Management Plan. Prior to the issuance of a CO, the Applicant shall submit a final Transportation Demand Management Plan consistent with Section 2.G. of the Zoning Regulations and conforming to the draft hereby approved by the Zoning Board, unless otherwise approved by the Zoning Board, subject to Zoning Board staff approval for minor modifications. Such Plan is subject to approval by Zoning Board Staff in consultation with the Transportation, Traffic & Parking Bureau. The Plan shall include specific reporting of the mode split of commuters and be submitted by the Applicant not later than each January 15th, in writing and in a format prescribed by the Land Use and Transportation, Traffic and Parking Bureaus pursuant to Section 2.G.5 (Formerly 19.G.5). Should fewer than 20% of the building occupants use means of transportation other than a single occupied car, the owner, tenant or property manager shall submit proposals for increasing that share to the Land Use Bureau and Transportation, Traffic and Parking Bureaus by no later than March 31st of such year.
8.	CO	Bicycle Parking provision. Prior to the issuance of a CO, the Applicant shall provide not less than 6 Class A and 3 Class B bicycle parking spaces on the Property, which shall comply with Subsections 12.J.2.a and b. The Class A spaces shall be located as shown on the approved plans.
9.	BP	Bicycle Parking Performance. Prior to issuance of a Building Permit, Applicant shall perform the following, each of which shall be subject to review and approval by the Transportation, Traffic and Parking Bureau and by Land Use Bureau staff: a) file on the Stamford Land Records a Bicycle Parking Maintenance Agreement which complies with Section 12.J.; b) submit to the Transportation Traffic and Parking Bureau and to Land Use Bureau staff information regarding bicycle racks and systems for the Class A and Class B bicycle parking which complies with Section 12.J.; and c) add details and notes on the plans to demonstrate compliance with the bicycle parking requirements for Class A and Class B bicycle parking pursuant to Section 12.J.
10	GE	Signage. All proposed signage shall be subject to review and approval by the Zoning Board staff and comply with the Zoning Regulations of the City of Stamford.
11	BP & CO	Transportation, Traffic and Parking Bureau Comments. Prior to the issuance of a Building Permit, unless otherwise specified in the comment letter, the Applicant shall comply with comments from the Transportation, Traffic and Parking Bureau (“TTP”) dated April 30, 2024 to the satisfaction of department staff.
12	BP & CO	Environmental Protection Board Comments. Prior to the issuance of a Building Permit, or unless otherwise specified in the comment letter, the Applicant shall comply with comments from Jaclyn Chapman, Environmental Analyst, Environmental Protection Board (“EPB”), dated June 6, 2024 to the satisfaction of department staff.

13	BP & CO	Engineering Bureau Comments. Prior to the issuance of a Building Permit, or unless otherwise specified in the comment letter, the Applicant shall comply with comments from Willetta Capelle, Engineering Bureau dated March 28, 2024 to the satisfaction of department staff.
14	BP & CO	Fire Marshall Comments. Prior to the issuance of a Building Permit, or unless otherwise specified in the comment letter, the Applicant shall comply with comments from the Fire Marshall dated April 1, 2024 to the satisfaction of department staff.
15	BP	Photometric Plan. Prior to issuance of a Building Permit, Applicant shall submit to the Zoning Board a photometric plan for the project. Such plan shall be subject to Zoning Board staff approval prior to issuance of a Building Permit.
16	CO	Sidewalk Easements. Prior to the issuance of a CO, the Applicant shall submit and then record on the Stamford Land Records an easement map showing all easements on the property, and an easement agreement and easement map depicting that portion of the proposed or existing public sidewalks located on the Applicant's property. Such easement agreement and map shall be subject to review and approval by the Law Department and Zoning Board staff.
17	CO	Street Trees Planted by the Applicant. Prior to the issuance of a CO, the Applicant shall (a) provide and plant not less than eighteen (18) street trees, in conformance with Section 12.K.6. of the Zoning Regulations and City of Stamford Street Tree Planting Manual, to be planted in tree wells as shown on Applicant's plans, and (b) submit a bond or cash deposit in the amount of \$2,500 to the City of Stamford for each tree planted in order to warrant the trees for three (3) full growing seasons per Section 12.K.6.b. for a total of not less than \$45,000.

STANDARD CONDITIONS:

18.	BP	Final Plans. Prior to the issuance of a Building Permit, the Applicant shall submit final site and architectural plans and landscaping plans, including specifications for exterior architectural designs, materials, samples and colors, for final approval by Zoning Board staff, to ensure consistency with the approved plans, architectural elevations, and illustrative renderings constituting the record of the application.
19.	BP	Final Specifications. Prior to the issuance of a Building Permit, the Applicant shall submit final specifications for landscaping, lighting, fencing, furnishings, and streetscapes to ensure consistency with the submitted application materials subject to Zoning Board staff approval.
20.	BP	Exterior Mechanical Equipment. No mechanical equipment shall be installed within view of any public street without review and approval of Zoning Board staff.
21.	BP, CO	Sustainability Scorecard. Prior to the issuance of the Building Permit for the superstructure, the Applicant shall submit the second submission of the Sustainability Scorecard. Applicant shall submit the third (and final)

		Sustainability Scorecard prior to the issuance of a Certificate of Occupancy having a score not less than the Scorecard submitted to the Zoning Board and reviewed at its meeting of July 22, 2024. The Scorecard Plaque as further defined in the “Stamford Sustainability Scorecard and Manual” (2020), as amended, shall be conspicuously posted near the main pedestrian access of the building within four weeks after issuance of the final Certificate of Occupancy. All Sustainability Scorecards, including additional documentation, shall be published on a City of Stamford web page for public view and inspection.
22.	BP	Construction Staging and Management. Prior to the issuance of a Building Permit, the Applicant shall submit a Construction Staging and Management Plan to ensure safe, adequate and convenient vehicular traffic circulation and operations, pedestrian circulation and protection of environmental quality through the mitigation of noise, dust, fumes and debris subject to final approval of the Land Use Bureau Chief or his designee. Such Construction Management Plan shall address, but not be limited to, reasonable restrictions on times when deliveries can be made to the job site, measures to control dust, staging areas for materials and construction worker parking as well as temporary measures requiring the timely removal of construction debris and/or litter from the job site.
23.	BP	WPCA Approval. Prior to issuance of a Building Permit, Applicant shall obtain necessary approvals and permits from the Stamford Water Pollution Control Authority (WPCA).
24.	BP	Aquarian Will Serve letter. Prior to issuance of a Building Permit, Applicant shall obtain a “Will Serve Letter” from Aquarion Water Company and submit to Zoning Board staff.
25.	CO	Drainage Maintenance Agreement. Prior to the release of surety, transfer of title and issuance of a signature authorizing the issuance of a CO, the Applicant shall execute and file a standard, City of Stamford “Drainage Maintenance Agreement” on the Stamford Land Records to ensure the full and proper function of all installed drainage facilities.
26.	CO	Landscape Maintenance Agreement. Prior to the release of surety, transfer of title and issuance of a signature authorizing the granting of a CO, the Applicant shall execute and file a standard, City of Stamford “Landscape Maintenance Agreement” on the Stamford Land Records to ensure the success of the planted features. The agreement shall provide that the Applicant will trim vegetation to maintain line of sight as suggested by the traffic engineer in the submitted Traffic Study.
27.	CO	Engineer Certification and Information Location Survey. All final grading, utilities, drainage, final stabilization measures, and other engineered elements shall be completed under the supervision of a Connecticut registered professional engineer and land surveyor with an improvement location survey (surveyor) and written certifications (engineer) submitted to EPB Staff prior to the release of surety and signature authorizing the issuance of a CO.
28.	CO	Trash Management and Snow Removal. Prior to issuance of a CO, the Applicant shall submit a Trash Management and Snow Removal Plan, subject to the review of the Zoning Board staff.
29.	BP	Sediment and Erosion Control Plans. Prior to the issuance of a Building Permit, sedimentation and erosion control plans shall be submitted and subject to

		approval by the Environmental Protection Board staff.
30.	BP	Street Opening Permit. A Street Opening Permit shall be required for all work within any City of Stamford street right of way.
31.	GE	Property Maintenance. Applicant shall keep the property in good condition up until and during the construction process. Existing lawn areas shall be mowed and maintained, and construction debris shall be kept to a reasonable minimum.
32.	GE	Façade Maintenance. The Applicant shall maintain all facades facing and visible from public Right of Way in first class condition.
33.	BP	Term of Approval and Extensions. The Applicant shall have one year from the effective date of this approval within which to secure a Building Permit, subject to Zoning Board approval of up to three extensions, each not more than one year, upon timely application and good cause shown.

Effective date of this decision: August 13, 2024

DAVID STEIN, CHAIRMAN

ZONING BOARD, CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, This 13th day of August 2024