



APPLICATION FOR COASTAL SITE PLAN REVIEW

Complete, notarize, and forward **thirteen (13) hard copies and one (1) electronic copy in PDF format** of all project plans and documents to Clerk of the Zoning Board with a (see Fee Schedule Below) payable to the City of Stamford.

An additional fee of \$50 for single-family zoned property and \$100 for properties with all other zoning designations is required for review by the Stamford Harbor Management Commission. Two separate checks are required with the submission of the application

NOTE: ADVERTISING COST OF THE RESULTS OF THE ZONING BOARD REVIEW IS PAYABLE BY THE APPLICANT PRIOR TO PUBLICATION.

Fee Schedule

Coastal Site Plan Review (Commercial Projects Under 5,000 sq. ft. or Single Family Detached Home)	\$335.00
Coastal Site Plan Review (Commercial Projects of 5,000 sq. ft. or more or residential projects with two or more dwellings units)	\$335.00 + \$10 per 1,000 sq. ft. or per unit in excess of 5,000 sq. ft. or one unit.

APPLICANT NAME (S): CP VIII 100 Clinton, LLC
 C/O Agent: William J. Hennessey, Jr., Carmody Torrance Sandak & Hennessey LLP, 1055 Washington Blvd., 4th Floor, Stamford
 APPLICANT ADDRESS: _____
 APPLICANT PHONE #: C/O Agent: (203) 425-4200
 PROJECT LOCATION: 0, 100, 102 Clinton Avenue, 29, 31, 37, 41 Division Street, and Parcel N-1 Shown on Map No. 13846 of the Stamford Land Records (Block A); 75, 79, 99, 101, 107, 113 Clinton Avenue and 0, 1, 4, 6, 10, 17, 19, 25 Division Street (Block B)
 PROPERTY OWNER (S): CP VIII 100 Clinton, LLC
 CONTACT FOR QUESTIONS: William J. Hennessey, Jr. (Agent)
 ACREAGE OF PROJECT PARCEL: 1.31± acres (Block A) and 3.06± acres (Block B)
 SQUARE FEET OF PROPOSED BUILDING: 188,348± sf (Block A) and 355,766± sf (Block B)
 ZONING DISTRICT OF PROJECT PARCEL: Block A: MRD-D, P Zone, ARD; Block B: MRD-D

PROJECT DESCRIPTION:

Two residential buildings totaling 471 units with 453± total parking spaces and associated amenities, landscaping, drainage, and utility infrastructure. Site area includes significant easement areas, which were granted to the City of Stamford for construction and public access of a proposed riverwalk along the Mill River.

Coastal resources on which the project is located or which will be affected by the project: _____
 (See "Index of Policies" Planning Report 30)

Coastal policies affected by the project: _____
 (See "Index of Policies" Planning Report 30)

- a. bluffs or escarpments
- b. rocky shoreline
- c. beaches and dunes
- d. intertidal flats
- e. tidal wetlands
- f. freshwater wetlands
- g. estuarine embayments
- h. coastal flood hazard areas
- i. coastal erosion hazard area
- j. developed shoreline
- k. islands
- l. coastal waters
- m. shorelands
- n. shellfish concentration areas
- o. general resource
- p. air resources

- a. water dependent uses
- b. ports and harbors
- c. coastal structures & filling
- d. dredging & navigation
- e. boating
- f. fisheries
- g. coastal recreation access
- h. sewer & water lines
- i. energy facilities
- j. fuel, chemicals & hazardous materials
- k. transportation
- l. solid waste
- m. dams, dikes & reservoirs
- n. shellfish concentration
- o. general development
- p. open space

If the project is adjacent to coastal waters, is the project water dependent? (See C.G.S. sec. 22a-93)
 YES NO NOT APPLICABLE

If yes, in what manner?

Docks, piers, etc
 Industrial process or cooling waters?

General public access

Other, please specify: _____



What possible adverse or beneficial impacts may occur as a result of the project? (Attach additional sheet if necessary)

See attached Schedule A

How is the proposal consistent with all applicable goals and policies of the CAM Act?

See attached Schedule A

What measures are being taken to mitigate adverse impacts and eliminate inconsistencies with the CAM Act? (Attach additional sheet if necessary)

See attached Schedule A

Is there any deed restriction(s) that may prohibit the construction proposed in this application? No

If yes, list Town Clerk Book & Page reference: _____

Is any injunction or other litigation pending concerning this property? No

If yes, include citation: _____



DATED AT STAMFORD, CONNECTICUT, THIS 30th DAY OF September 2022

SIGNED: [Signature]

STATE OF CONNECTICUT
 ss STAMFORD September 30th 2022
 COUNTY OF FAIRFIELD

Personally appeared Jason Klein, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

[Signature: Daniel Chapple]
 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: Date: _____

By: _____

Schedule A to Application for Coastal Site Plan Review

What possible adverse or beneficial impacts may occur as a result of the project?

No adverse impacts are anticipated with the development. Temporary impacts may occur during construction activities. Beneficial impacts include improving water quality discharging from the Property, protecting the riverbank, and enhancing the character of the neighborhood with streetscape improvements and site landscaping.

How is the proposal consistent with all applicable goals and policies of the CAM Act?

The site is consistent with the surrounding neighborhood and zoning district. The proposed improvements will have no adverse impacts on natural coastal resources and provide long term and stable economic benefits. The development is located outside of the Flood Hazard Zone and is not expected to be damaged by coastal flooding. The Property is being redeveloped in a manner consistent with the capability of the land to support development, preservation or use without disrupting either the natural environment or sound economic growth.

What measures are being taken to mitigate adverse impacts and eliminate inconsistencies with the CAM Act?

The proposed development has been designed to be consistent with the Master Plan and the Zoning Ordinance. Proposed site improvements include provisions to enhance water quality through filtration or infiltration of runoff. The site will be protected during construction through implementation of a comprehensive sediment and erosion control plan. Landscaping will provide permanent site stabilization.