



City of Stamford
Planning Board • Land Use Bureau
 Government Center • 888 Washington Boulevard • Stamford, CT 06904-2152
 Phone: (203) 977-4076

STAMFORD PLANNING BOARD
APPLICATION FOR THE SUBDIVISION OF PROPERTY

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

Fees:

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

LIST NAME(S): Karen Kennedy Woodcock Trust (Owner); TH1, LLC & HB Capital, LLC (Applicant)

ADDRESS(ES) OF APPLICANT(S): PO Box 968 - Georgetown, CT 06829-0968
31 Cogswell Lane - Stamford, CT 06902

INFORMATION ABOUT PROPERTY BEING SUBDIVIDED

LOCATION OF PROPERTY PROPOSED FOR SUBDIVISION:
29 Intervale Road and 131 & 139 Turn of River Road (Please see attached General Property Description)

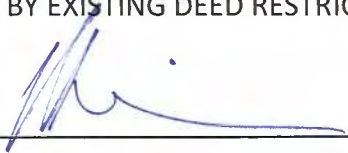
BLOCK NO.: 379 ZONE: R-10 NUMBER OF LOTS AFTER DIVISION: 11

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

NAME & ADDRESS TO WHICH ALL CORRESPONDENCE SHOULD BE SENT:
c/o Redniss and Mead - 22 First Street, Stamford, CT 06905
 PHONE: 203-327-0500

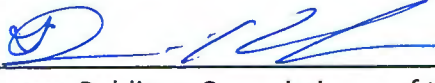
DATED AT STAMFORD, CONNECTICUT THIS 31 DAY OF October

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

SIGNED BY:  (Owner or Agent)

STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss:) Stamford October 31 2022 (Date)

personally appeared Richard W. Redniss signer of the foregoing Application, who made oath to the truth of the content hereof, before me, and also swears that there is no injunction of pending litigation concerning this property.

SEAL 
DAVID PINTO
 Notary Public, State of Connecticut
 My Commission Expires Mar 31, 2026 Notary Public or ~~Commissioner of the Superior Court~~
 Commission Expires: March 31 2026

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

RECEIVED: _____ APPLICATION NO.

EPB _____ HEALTH _____ TRAFFIC _____ ENGINEERING _____ FIRE _____

EXTENSION OF TIME _____ OTHER _____



PRELIMINARY SUBDIVISION CHECKLIST

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

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

FILING REQUIREMENTS	✓ Items Submitted	Staff Review
1. A vicinity sketch, at a scale of eight hundred (800) feet to the inch suitable for the purpose of orientation, showing existing streets in the area generally contiguous to the proposed subdivision and how they may connect or relate to streets proposed in the subdivision in order to produce the most advantageous development for the entire neighboring area.	<input style="width: 50px; height: 20px; border: 1px solid black;" type="checkbox" value="X"/>	<input style="width: 50px; height: 20px; border: 1px solid black;" type="checkbox"/>
2. The proposed name of the subdivision, the name(s) of the owner(s) of record, the subdivider and the surveyor and/or engineer.	<input style="width: 50px; height: 20px; border: 1px solid black;" type="checkbox" value="X"/>	<input style="width: 50px; height: 20px; border: 1px solid black;" type="checkbox"/>
3. The names of adjacent subdivisions and the names of record owners of adjacent parcels of subdivided and unsubdivided land.	<input style="width: 50px; height: 20px; border: 1px solid black;" type="checkbox" value="X"/>	<input style="width: 50px; height: 20px; border: 1px solid black;" type="checkbox"/>
4. The boundary lines, accurate in scale, of the tract to be subdivided.	<input style="width: 50px; height: 20px; border: 1px solid black;" type="checkbox" value="X"/>	<input style="width: 50px; height: 20px; border: 1px solid black;" type="checkbox"/>
5. The location, widths and names of all constructed or unconstructed public or private streets or other ways of access, with both right-of-way and traveled way shown, within or immediately adjacent to the tract and other significant features such as but not limited to existing permanent buildings, utility poles, hydrants, stone walls and railroad lines. The location of existing houses on adjacent properties within one hundred (100) feet of the subdivision.	<input style="width: 50px; height: 20px; border: 1px solid black;" type="checkbox" value="X"/>	<input style="width: 50px; height: 20px; border: 1px solid black;" type="checkbox"/>
6. The location of municipal boundaries, zone boundary lines, setback lines, State channel encroachment lines and Flood Hazard Boundaries.	<input style="width: 50px; height: 20px; border: 1px solid black;" type="checkbox" value="X"/>	<input style="width: 50px; height: 20px; border: 1px solid black;" type="checkbox"/>
7. Where the total area to be subdivided is in excess of one acre and/or contains wetlands, soils information showing SCA (Soil Conservation Service), soil types and boundaries shall be provided by a certified soil scientist. If required for clarity of presentation, the soils information may be depicted on a separate map identical in scale to the preliminary plan.	<input style="width: 50px; height: 20px; border: 1px solid black;" type="checkbox" value="X"/>	<input style="width: 50px; height: 20px; border: 1px solid black;" type="checkbox"/>
8. The location of significant natural features including wetlands (based on SCS soil types) and watercourses; rock outcroppings; and all trees of twelve (12) inch diameter or greater within fifty (50) feet of the center line of all new streets and twenty-five (25) feet of the center line of all new common driveways.	<input style="width: 50px; height: 20px; border: 1px solid black;" type="checkbox" value="X"/>	<input style="width: 50px; height: 20px; border: 1px solid black;" type="checkbox"/>
9. The approximate location of existing sewers, water mains, culverts and other underground utilities or structures within the tract and immediately adjacent thereto, with pipe sizes indicated where connections are proposed.	<input style="width: 50px; height: 20px; border: 1px solid black;" type="checkbox" value="X"/>	<input style="width: 50px; height: 20px; border: 1px solid black;" type="checkbox"/>
10. The certified location of existing wells and septic systems and to the extent feasible, the approximate location of those on adjacent properties within seventy-five (75) feet of the subdivision; natural or man-made drainage ways; pools and underground tanks.	<input style="width: 50px; height: 20px; border: 1px solid black;" type="checkbox" value="X"/>	<input style="width: 50px; height: 20px; border: 1px solid black;" type="checkbox"/>
11. Topographical data having contour intervals not greater than two (2) feet shall be supplied.	<input style="width: 50px; height: 20px; border: 1px solid black;" type="checkbox" value="X"/>	<input style="width: 50px; height: 20px; border: 1px solid black;" type="checkbox"/>
12. Where the lots are to be served by individual septic systems, areas having slopes in excess of twenty-five percent (25%) shall be delineated.	<input style="width: 50px; height: 20px; border: 1px solid black;" type="checkbox" value="N/A"/>	<input style="width: 50px; height: 20px; border: 1px solid black;" type="checkbox"/>

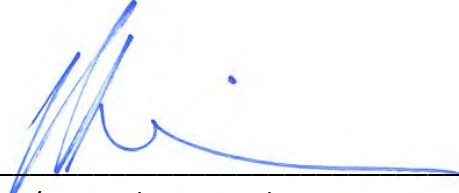
13. Where new driveways and/or roads are to be constructed, proposed sight-lines shall be delineated on a plan at a scale of one (1) inch equals twenty (20) or forty (40) feet. The plans shall indicate modifications required to attain and maintain acceptable sight-lines.	X	
14. Copies of any private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

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

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

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

Richard W. Redniss (Agent)
Owner / Agent (Please Print)


Owner / Agent (Signature)

11/4/2022
Date

Staff Review

Date

October 28, 2022

**General Property Description
Subdivision Application**

Block #: 379

Area: 3.9633 Acres

All those parcels of land commonly known as 131 Turn of River Road (001-1626), 139 Turn of River Road (000-0598), and 29 Intervale Road (001-1619), located in the City of Stamford, and generally described as follows:

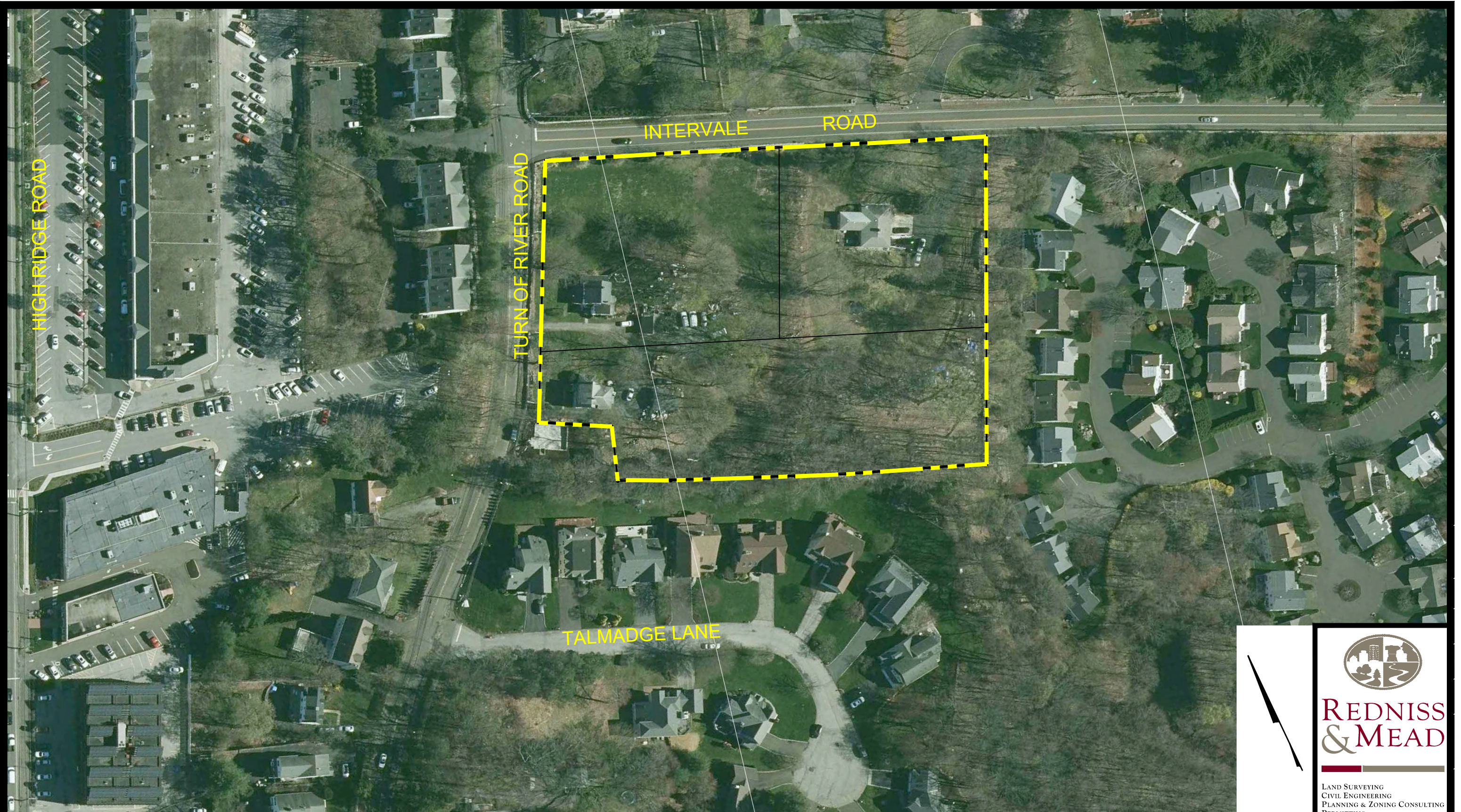
Beginning at the intersection of the easterly side of Turn of River Road and the southerly side of Intervale Road, said land is bound by the following:

Northerly: 488'± by the southerly side of Intervale Road;

Easterly: 362' ± by land n/f of Stonebrook Condominium;

Southerly: 550'± by land n/f of Stonebrook Condominium, Peter J. & Marketta Orrico, Fritz Orneas & Angela Adetola, Hussain Syed Altaf, Ponani & Gayathrip Gopalakrishnan, and Tap Capital Partners LLC, each in part;
and

Westerly: 290' ± by the easterly side of Turn of River Road.



AERIAL EXHIBIT
131 TURN OF RIVER ROAD
STAMFORD, CT



**REDNISS
& MEAD**

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

COMM. NO. 9734	DATE 11/3/2022
SCALE: 1"=100'	

October 21, 2022

City of Stamford Planning and Zoning
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

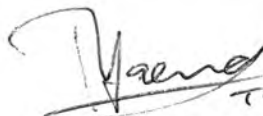
Re: 131 Turn of River Road, 139 Turn of River Road, and 29 Intervale Road - Stamford, CT

Dear Mr. Blessing:

This letter serves to authorize Redniss & Mead, with offices at 22 First Street in Stamford, CT, to act as my agent in connection with the preparing, filing, and processing of any and all applications required for Planning and Zoning approvals relating to the above referenced properties.

Thank you for your acknowledgement of said authority.

Sincerely,


TOMAS HAENDLER for
TH1, LLC and HB Capital, LLC

October 21, 2022

City of Stamford Planning and Zoning
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: 131 Turn of River Road, 139 Turn of River Road, and 29 Intervale Road - Stamford, CT

Dear Mr. Blessing:

This letter serves to authorize Redniss & Mead, with offices at 22 First Street in Stamford, CT, to act as my agent in connection with the preparing, filing, and processing of any and all applications required for Planning and Zoning approvals relating to the above referenced properties.

Thank you for your acknowledgement of said authority.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kennedy Woodcock Karen Trust", written in black ink.

Kennedy Woodcock Karen Trust

November 3, 2022

City of Stamford
Planning Board
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

RE: Subdivision Application
131 & 139 Turn of River Road and 29 Intervale Road – Stamford, CT

Dear Mr. Blessing,

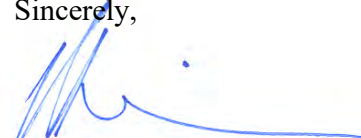
As discussed, on behalf of Karen Kennedy Woodcock Trust (owner) and TH1, LLC & HB Capital LLC, (collectively, applicant and contract purchaser), enclosed please find an Application for Subdivision of Properties. We are proposing a subdivision of the three properties into a total of eleven (11) parcels, each meeting the minimum lot size of 10,000 square feet in the R-10 Zone. The proposed subdivision consists of a total of 3.96 acres (172,642 sf) of land and will include 17,265SF of Open Space. The proposed lots will be improved with new single-family homes (and associated utilities) all served by a new private roadway to be established from Turn of River Road.

In support of the application enclosed please find:

1. Checks in the amount of \$3,975;
2. Twelve (12) copies of Application for Subdivision of Property;
3. Twelve (12) copies of Preliminary Subdivision Checklist;
4. Twelve (12) copies of Property Descriptions;
5. Twelve (12) copies of Property & Topographic Survey;
6. Twelve (12) copies of Preliminary Subdivision Map;
7. Twelve (12) sets of Site Development Plans;
8. Twelve (12) sets of the Landscape Plan;
9. Twelve (12) copies of the Drainage Statement;
10. Twelve (12) copies of the Delineation Report;
11. Twelve (12) copies of the Traffic Report; and
12. Agent Authorization Letter.

We look forward to presenting this subdivision before the Planning Board. Please do not hesitate to contact us should you have any questions or require additional information.

Sincerely,



Richard W. Redniss, FAICP

Enclosures