





# City of Milford, Connecticut

Founded 1639

70 West River Street – Milford, CT 06460-3317

Tel 203-783-3245 FAX 203-783-3303

Website: [www.ci.milford.ct.us](http://www.ci.milford.ct.us)

Email: [dsulkis@ci.milford.ct.us](mailto:dsulkis@ci.milford.ct.us)

Planning and Zoning  
Office

David B. Sulkis, A.I.C.P.  
City Planner

## PLANNING & ZONING BOARD REVIEW TRANSMITTAL

**RE:** 44-64 River Street

**DATE:** 1/30/23

**TO:**

<input type="checkbox"/>	City Attorney	<input checked="" type="checkbox"/>	City Engineer
<input type="checkbox"/>	Mayor's Office	<input checked="" type="checkbox"/>	Fire Marshal
<input type="checkbox"/>	Conservation Commission	<input checked="" type="checkbox"/>	Inland Wetlands Commission
<input type="checkbox"/>	Health Administrator	<input type="checkbox"/>	Open Space Agent
<input checked="" type="checkbox"/>	Police Department	<input type="checkbox"/>	Public Works Director
<input checked="" type="checkbox"/>	Sewer Commission	<input type="checkbox"/>	South Central Regional
<input type="checkbox"/>	DEEP – CAM Report	<input type="checkbox"/>	Tree Commission (203-878-4895)
	Mail to: John Gaucher, DEEP	<input type="checkbox"/>	Resource Report
	79 Elm Street	<input type="checkbox"/>	Community Development
	Hartford, CT 06106	<input type="checkbox"/>	Building Department
<input type="checkbox"/>	DEEP Permitting	<input checked="" type="checkbox"/>	Planning & Zoning Office (3 Sets)
	Mail to: Sue Jacobson, DEEP		

**SUBJECT:** Site Plan Review

**ADDRESS OF PROPERTY:** 44-64 River Street

**MAP:** 54      **BLOCK:** 322      **PARCEL:** 4      **ZONE:** MCDD

**APPLICANT/AGENT:** Robert Smith Jr.

**PHONE:** 203-878-2193      **EMAIL:** [rhs@metrostarproperties.com](mailto:rhs@metrostarproperties.com)

**PROPERTY OWNER:** Metro TOD LLC

**PLAN TITLE:** 44-64 River Street Metro Center

**PREPARED BY:** CT Civil Group LLC/ John Wicko Archetect, LLC

**DATE OF PLANS:** 1/27/23

**DATE RECEIVED BY PLANNING & ZONING:** 1/30/23

**PLANNING & ZONING CONTACT:** David B. Sulkis

These plans/documents have been received and are transmitted to your office for review prior to the submission of a Site Plan Review/CAM to the Planning & Zoning Board

**ALL COMMUNICATIONS REGARDING THE REVIEW SHALL BE DIRECTED TO THE APPLICANT/AGENT WITH A COPY TO THE PLANNING & ZONING OFFICE**

**10 Sets of plans will be required for the Planning & Zoning Board Distribution.**

\*These commission reviews must be returned within 10 working days.



# City of Milford, Connecticut

Founded 1639  
70 West River Street – Milford, CT 06460-3317  
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Email: [dplu@milfordct.gov](mailto:dplu@milfordct.gov)

Department of Permitting  
and  
Land Use

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## Preliminary Element Review – Planning Office

Permit : **Planning**  
Permit Type: **Preliminary Planning**

**Date of receipt of application/drawing submission: 1/11/2023**  
**Date of this review: 1/11/2023**

Thank you for submitting your project for: An amendment the approved site plan.

**Application No. PL-21-0032 Description: Amendment to approved site plan**

This review is preliminary to acknowledge the DPLU receipt of application and provides a general review of the application for providing the necessary information for further processing.

- Application provides a Statement of Use as appropriate (**Please provide reason for new application**)
- Drawings show the extent of the work:
  - Site plans, floor plans, elevations
- Drawings include a contemporary survey
- Application requires a Site Plan submission including the following drawings and information:
  - Grading plan
  - Zoning and parking table
  - landscape drawings
  - lighting data / photometric survey
- Submission includes necessary design professional certifications
- Submission includes required fees

This review is preliminary to acknowledge the DPLU receipt of application and provides a general review of the application for providing the necessary information for further processing.

This preliminary review does not determine compliance with codes or regulations. A separate Plan Review will be prepared documenting the application's compliance with codes or regulations.

Items not checked above are required to be included in the resubmission of your drawings (construction documents).

Drawings (construction documents) submission have been determined to be generally complete and will be reviewed for compliance with codes and regulations under separate report within 20 days.

Respectfully submitted: David Sulkis



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David B. Sulkis, A.I.C.P.  
City Planner

Planning and Zoning  
Office

## Milford Planning and Zoning Office Plan Review

44-64 River Street

Zone: MCDD

Amendment to Proposed Site Plan Application Previously Approved on 5/18/2021

Date Received: 1/11/2023

Date Reviewed: 1/24/2023

### Materials Received

Sheet	Description	Date	Revised
EX-1	Existing Conditions	7/21/2020	1/9/2023
SP-1	Site Plan	7/21/2020	1/9/2023
SP-2	Site Plan – Lower Level	7/21/2020	1/9/2023
GD-1	Grading and Drainage Plan	7/21/2020	1/9/2023
GD-2	Grading and Drainage Plan – Lower Level	7/21/2020	1/9/2023
U-1	Utility Plan	7/21/2020	1/9/2023
ES-1	Sedimentation and Erosion Control	7/21/2020	1/9/2023
DM-1	Demolition Plan	7/21/2020	1/9/2023
E-1	Easement Plan	7/21/2020	1/9/2023
D-1	Details 1	7/21/2020	1/9/2023
D-2	Details 2	7/21/2020	1/9/2023
D-3	Details 3	7/21/2020	1/9/2023
D-4	Details 4	7/21/2020	1/9/2023
SL-1	Site Lighting Plan	7/21/2020	
A01	Lower Level Parking Plan	1/10/2023	
A02	First Floor Plans	1/10/2023	
A03	Second Floor Plans	1/10/2023	
A04	Third Floor Plans	1/10/2023	
A05	Roof Plans	1/10/2023	
A06	Elevations	1/10/2023	
A07	Elevations	1/10/2023	
A08	Elevations	1/10/2023	
A-8	Kiosk Details	7/21/2020	
A-9	Accessible Ramp Details	8/11/2020	
LP-1	Landscape Plan	7/21/2020	1/10/2023

Amendment to Proposed Site Plan Application

44-64 River Street

January 24, 2023

Page 2

Disposition of application:

- Drawings are presented for preliminary review and discussion only – no application is to be made; no drawings will be submitted.
- ✓ Drawings and application are submitted for DPLU review and comment in preparation for application for an amendment to the existing Site Plan approval by the Planning and Zoning Board. A single set of drawings are submitted, electronic set of drawings will be forwarded via email, CD, or via drop box.
- Drawings, application(s), and fee(s) are final and submitted for submission to the Planning and Zoning Board.

The applicant is proposing to construct a mixed-use project of 2 buildings with a subterranean parking garage. The front building (along Broad Street) is 51,844.25 SF, and the rear building is 12,303.25 SF, for a total of 64,147.5 SF. The Board previously approved plans for one mixed use building of 61,928 SF on 5/18/2021 through Site Plan approval. Compared to the previously approved plan, the residential (dwelling) unit count remains 50 dwelling units with a parking deck of 76 spaces. There is an increase of 1 parking spot, to 121 parking spaces for public use, in the municipal garage and an additional 119 SF of commercial/retail space. The landscaped area has increased from 3,386 SF to 4,257 SF. The resubmission is being made because the previously proposed (and approved by the board) use of Railroad Avenue for the parking garage access, required State of CT approval which could not be obtained in a timely matter. This necessitated the proposed changes from the previously approved application, and relocation of the garage entrance to River Street.

Please address the following through the resubmission of the Site Plans:

1. The zoning table under Section 3.2.1.1.8 lists a total of 50 bedrooms, which is incorrect. Should be 50 dwelling units.
2. The proposed Railroad Avenue setback of 3.53 feet is not indicated on the site plan.
3. The Lighting Plan and associated details have not been submitted.

The plans as submitted are zoning compliant with exception of the forementioned three issues.

Conclusion:

As designated (checked) comply with the following:

- ✓ **Resubmit documents with corrections as noted and amendments as may be required for certification of the application's compliance with Milford Zoning Regulations.**
- Resubmit 1 set of corrected documents to be marked received by city planner, for interdepartmental transmittal.
- ✓ **Provide electronic (PDF) submission or resubmission of all documents**
- Submit application and application fee for Site Plan for receipt by the Planning and Zoning Commission

Review prepared for Robert Smith

I look forward to working with you on your project.

Reviewed by: David B. Sulkis, Reviewing Officer



MILFORD PLANNING AND ZONING BOARD  
APPLICATION FOR COASTAL SITE PLAN REVIEW – PAGE 1 of 9

(CLICK THE GRAY BOX TO MAKE A SELECTION OR BEGIN TYPING)

APPLICANT METRO TOD, LLC

SITE PLAN REVIEW \_\_\_\_\_

AMENDMENT TO SITE PLAN REVIEW

TO ESTABLISH OR CONSTRUCT \_\_\_\_\_

ON THE FOLLOWING PROPERTY (ADDRESS) 44-64 River St

OWNER OF RECORD \_\_\_\_\_

ASSESSOR'S MAP 54

BLOCK 322

PARCEL 4

ZONE MCDD

TYPE OF PROJECT APPROVAL REQUESTED:

SITE PLAN REVIEW

SPECIAL PERMIT

SUBDIVISION

VARIANCE

TYPE OF PROJECT OR ACTIVITY  
(CHECK ONE OR MORE)

COASTAL RESOURCES LOCATED WITHIN THE  
PROJECT OR WHICH THE PROJECT WILL AFFECT:

- a. Subdivision (type of use – residential, Commercial, etc. \_\_)
- b. Single family residential
- c. Multi-family residential (No. of units \_\_\_\_\_)
- d. Condominium (No. of units \_\_\_\_\_)
- e. Commercial – sq. ft. \_\_\_\_\_
- f. Industrial – sq. ft. \_\_\_\_\_
- g. Mixed residential/commercial (# units 50 /sq. ft. 12,444.11)
- h. Marina – sq. ft. \_\_\_\_\_
- i. Commercial Port Facility – sq. ft. \_\_\_\_\_
- j. Sewer Line – Capacity \_\_\_\_\_
- k. Water Line – Capacity \_\_\_\_\_
- l. Other – PLEASE SPECIFY: \_\_\_\_\_

- |  | AREA<br>Sq. Ft. & Acres |
|--|-------------------------|
| <input type="checkbox"/> a. bluffs or escarpments                | _____                   |
| <input type="checkbox"/> b. rocky shorefront                     | _____                   |
| <input type="checkbox"/> c. beaches and dunes                    | _____                   |
| <input type="checkbox"/> d. intertidal flats                     | _____                   |
| <input type="checkbox"/> e. tidal wetlands                       | _____                   |
| <input type="checkbox"/> f. freshwater wetlands                  | _____                   |
| <input type="checkbox"/> g. estuarine embayments                 | _____                   |
| <input checked="" type="checkbox"/> h. coastal flood hazard area | <u>34 sq.ft.</u>        |
| <input type="checkbox"/> i. coastal erosion hazard area          | _____                   |
| <input type="checkbox"/> j. developed shorefront                 | _____                   |
| <input type="checkbox"/> k. islands                              | _____                   |
| <input type="checkbox"/> l. coastal waters                       | _____                   |
| <input checked="" type="checkbox"/> m. shorelands                | <u>55592 sq. ft.</u>    |
| <input type="checkbox"/> n. shellfish concentration areas        | _____                   |

By: Metro Star Property Management LLC

PROPERTY OWNER/Manager

NAME Metro Star Properties LLC

SIGNATURE Its Member

MAILING ADDRESS 41 Cherry Street, Milford, CT  
Its Member

PHONE NO. 203-783-3245

PROFESSIONAL ENGINEER – DESIGNER/ARCHITECT – LAND SURVEYOR:

NAME Ronald W. Wassmer

MAILING ADDRESS 158 Research Dr. Unit M, Milford CT

IF APPEARING BY ATTORNEY OR AGENT:

NAME \_\_\_\_\_

SIGNATURE NA

MAILING ADDRESS \_\_\_\_\_

PHONE NO. \_\_\_\_\_

SIGNATURE Ronald W. Wassmer

PHONE NO. 203-874-8316

FEE – SEE SCHEDULE OF ZONING FEES (Payable by Check Only)

RECEIVED OF \_\_\_\_\_

DATE \_\_\_\_\_

RECEIVED BY \_\_\_\_\_

AMOUNT \_\_\_\_\_

RECEIPT NO. \_\_\_\_\_

APPLICATION FILED \_\_\_\_\_ APPLICATION CERTIFIED \_\_\_\_\_ PUBLIC HEARING DATE \_\_\_\_\_

CSPR (REV. 3/96; REFORMAT 12/14) DATE BOARD ACTION \_\_\_\_\_ APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_



# Municipal Coastal Site Plan Review Form

## For Projects Located Fully or Partially Within the Coastal Boundary

Please complete this form in accordance with the attached instructions (CSPR-INST-11/99) and submit it with the appropriate plans to the Planning & Zoning Department.

### Section I: Applicant Identification

Applicant:	<i>METRO TOD, LLC</i>	Date:	01/31/2023
Address:	41 Cherry Street, Milford, CT	Phone Number:	2038782193
Project Address or Location: 44-64 River Street			
Interest in Property:	<input type="checkbox"/> fee simple	<input type="checkbox"/> option	<input type="checkbox"/> lessee
	<input type="checkbox"/> easement	<input checked="" type="checkbox"/> other (specify): Contract Purchaser	
List primary contact for correspondence if other than applicant:			
Name:			
Address:			
City/Town:	State:	Zip Code:	
Business Phone:			
e-mail:			

### Section II: Project Site Plans

Please provide project site plans that clearly and accurately depict the following information, and check the appropriate boxes to indicate that the plans are included in this application:

- Project location
- Existing and proposed conditions, including buildings and grading
- Coastal resources on and contiguous to the site
- High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)
- Soil erosion and sediment controls
- Storm water treatment practices
- Ownership and type of use on adjacent properties
- Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)

### Section III: Written Project Information

Please check the appropriate box to identify the plan or application that has resulted in this Coastal Site Plan Review:

- Site Plan for Zoning Compliance
- Subdivision or Resubdivision
- Special Permit or Special Exception
- Variance
- Municipal Project (CGS Section 8-24)

### Part I: Site Information

1. Street Address or Geographical Description:  
44-64 River Street  
City or Town: MILFORD
2. Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)?  YES  NO
3. Name of on-site, adjacent or downstream coastal, tidal or navigable waters, if applicable:  
LONG ISLAND SOUND
4. Identify and describe the existing land use on and adjacent to the site. Include any existing structures, municipal zoning classification, significant features of the project site:  
MAP 54 BLOCK 322 PARCEL 4
5. Indicate the area of the project site: 1.27 acres or 55,626 square feet
6. Check the appropriate box below to indicate total land area of disturbance of the project or activity (please also see Part II.B. regarding proposed stormwater best management practices):
  - Project or activity will disturb 5 or more total acres of land area on the site. It may be eligible for registration for the Department of Environmental Protection's (DEP) General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities
  - Project or activity will disturb one or more total acres but less than 5 total acres of land area. A soil erosion and sedimentation control plan must be submitted to the municipal land use agency reviewing this application.
  - Project or activity will not disturb 1 acre total of land area. Stormwater management controls may be required as part of the coastal site plan review.
7. Does the project include a shoreline flood and erosion control structure as defined in CGS section 22a-109(d)  Yes  No

## Part II.A.: Description of Proposed Project or Activity

Describe the proposed project or activity including its purpose and related activities such as site clearing, grading, demolition, and other site preparations; percentage of increase or decrease in impervious cover over existing conditions resulting from the project; phasing, timing and method of proposed construction; and new uses and changes from existing uses (attach additional pages if necessary):

The activities include the demolition of the existing retail/office building for the purpose of construction a new mixed use retail/residential/building. The new construction includes grading, utility reconstruction, storm water infrastructure reconstruction, site preparation, road and sidewalk reconstruction. The existing site is 91.4% impervious, the proposed redevelopment results in 90.7% impervious, a slight decrease of 0.7%. Utility construction includes connection to the Municipal sanitary sewer, municipal storm sewer, connections to the existing electrical and communication infrastructure all located in the adjacent streets. Erosion control measures will be installed prior to construction and will remain in place until the site is stabilized. Storm water runoff will be directed through water quality chambers prior to connecting the municipal storm drainage. Construction will take approximately 18 months to complete. The construction methods are conventional methods to construct a concrete and steel foundation to support a steel and wood framed structure.

## Part II.B.: Description of Proposed Stormwater Best Management Practices

Describe the stormwater best management practices that will be utilized to ensure that the volume of runoff generated by the first inch of rainfall is retained on-site, especially if the site or stormwater discharge is adjacent to tidal wetlands. If runoff cannot be retained on-site, describe the site limitations that prevent such retention and identify how stormwater will be treated before it is discharged from the site. Also demonstrate that the loadings of total suspended solids from the site will be reduced by 80 percent on an average annual basis, and that post-development stormwater runoff rates and volumes will not exceed pre-development runoff rates and volumes (attach additional pages if necessary):

Current storm water best management practices will be employed. The current project property is 91.4% impervious and has no storm drainage or stormwater treatment features. The new storm water management system is designed using the criteria outlined in the CT DEEP guidelines for "General Permit for the Discharge of Storm Water from Small Municipal Separate Storm Sewers Systems" aka MS-4 guidelines, section A,5,B,i. This project is the redevelopment of an urban site with 40% or more Directly Connected Impervious Area. The post development runoff is slightly less than the existing runoff. There are several limiting factors in the design of the storm drainage system. The existing storm drainage in the public road is shallow. The existing storm drainage within the public street lies below the 1% flood zone. A portion of this subterranean parking extends slightly into

ledge. There is no place within the proposed subterranean parking area to install infiltration galleys that have the ability to discharge into the existing municipal storm drainage system. The MS-4 guidelines provide alternate recommendation in lieu of retaining the typical first inch of rainfall. To achieve the alternate recommendations in this project the applicant proposes to reconstruct the municipal drainage system along the street frontage of Darina Place, River Street and Railroad Avenue. The applicant will also capture and direct approximately 13,500 sq. ft. of untreated runoff from the adjoining commuter parking lot through a water quality system. Overall this results in improved water quality from this 13,500 sq. ft. plus 19,300 sq. ft of adjacent public roadways and the 55,626 sq. ft of the project property for a total of 88,426 sq. ft.

### Part III: Identification of Applicable Coastal Resources and Coastal Resource Policies

Identify the coastal resources and associated policies that apply to the project by placing a check mark in the appropriate box(es) in the following table.

Coastal Resources	Off-site but within the influence of project			
	On-site	Adjacent	Off-site but within the influence of project	Not Applicable
General Coastal Resources* - Definition: CGS Section 22a-93(7); Policy: CGS Section 22a-92(a)(2)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beaches & Dunes - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Coastal Hazard Area - Definition: CGS Section 22a-93(7)(H); Policies: CGS Sections 22a-92(a)(2), 22a-92(a)(5), 22a-92(b)(2)(F), 22a-92(b)(2)(J), and 22a-92(c)(2)(B)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS Sections 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS Sections 22a-92(a)(2) and 22a-92(c)(2)(A)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rocky Shorefront - Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tidal Wetlands - Definition: CGS Section 22a-93(7)(E); Policies: CGS Sections 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

\* General Coastal Resource policy is applicable to all proposed activities

#### Part IV: Consistency with Applicable Coastal Resource Policies and Standards

Describe the location and condition of the coastal resources identified in Part III above and explain how the proposed project or activity is consistent with all of the applicable coastal resource policies and standards; also see adverse impacts assessment in Part VII.A below (attach additional pages if necessary):

This re-development is consistent with the Coastal Resource Policy, the development will preserve the coastal resources. The proposed project will allow use of the parcel while minimizing hazards to life and property. The multi-use building will be constructed following appropriate building codes as required by The City of Milford building department. The majority of the subject property lies within flood zone 'X', a small part of the northeastern corner is in flood zone AE-22. The remaining portion of the property is a shoreland resource. Both the shorelands and the flood hazard areas are currently developed to support the existing building and parking areas. The redevelopment would require minimal additional impact on the surrounding resource while allowing needed growth. The proposed building does not fall within the flood zone area, however it is in very close proximity therefore the building will be constructed in accordance with the requirements for the SFHA. The lower building floor will be flood proofed.

#### Part V: Identification of Applicable Coastal Use and Activity Policies and Standards

Identify all coastal policies and standards in or referenced by CGS Section 22a-92 applicable to the proposed project or activity:

- General Development\* - CGS Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- Water-Dependent Uses\*\* - CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A);  
Definition CGS Section 22a-93(16)
- Ports and Harbors - CGS Section 22a-92(b)(1)(C)
- Coastal Structures and Filling - CGS Section 22a-92(b)(1)(D)
- Dredging and Navigation - CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- Boating - CGS Section 22a-92(b)(1)(G)
- Fisheries - CGS Section 22a-92(c)(1)(I)
- Coastal Recreation and Access - CGS Sections 22a-92(a)(6), 22a-92(C)(1)(j) and 22a-92(c)(1)(K)
- Sewer and Water Lines - CGS Section 22a-92(b)(1)(B)
- Fuel, Chemicals and Hazardous Materials - CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- Transportation - CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- Solid Waste - CGS Section 22a-92(a)(2)
- Dams, Dikes and Reservoirs - CGS Section 22a-92(a)(2)

- Cultural Resources - CGS Section 22a-92(b)(1)(J)
- Open Space and Agricultural Lands - CGS Section 22a-92(a)(2)

\* General Development policies are applicable to all proposed activities

\*\* Water-dependent Use policies are applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage.

## Part VI: Consistency With Applicable Coastal Use Policies And Standards

Explain how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Part V. **For projects proposed at waterfront sites (including those with tidal wetlands frontage)**, particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A) -- also see adverse impacts assessment in Part VII.B below (attach additional pages if necessary):

This re-development is consistent with the Coastal Resource Policy, the project will preserve the coastal resources while providing housing, retail use, and parking for the general population of the City of Milford. There will be no adverse impacts to the Coastal resources. The project is consistent with the Coastal Hazard Policies. There will be no adverse impacts to the Coastal Hazard Areas. The project is consistent with the Shoreland Policies, there will be no adverse impacts to the Shorelands. This re-development will preserve the coastal resources, Sedimentation and Erosion control measures and storm water treatment measures are included in the plans.

## Part VII.A.: Identification of Potential Adverse Impacts on Coastal Resources

*Please complete this section for all projects.*

Identify the adverse impact categories below that apply to the proposed project or activity. The Applicable column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(15). If an adverse impact may result from the proposed project or activity, please use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a-93(15)(H)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours - CGS Section 22a-93(15)(B)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS Section 22a-93(15)(D)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity - CGS Section 22a-93(15)(A)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns,	<input type="checkbox"/>	<input checked="" type="checkbox"/>



distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat - CGS Section 22a-93(15)(G)		
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**Part VII.B.: Identification of Potential Adverse Impacts on Water-dependent Uses**

Please complete the following two sections **only if the project or activity is proposed at a waterfront site**:

1. Identify the adverse impact categories below that apply to the proposed project or activity. The applicable column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact may result from the proposed project or activity, use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Future Water-dependent Development Opportunities and Activities	Applicable	Not Applicable
Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use - CGS Section 22a-93(17)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS Section 22a-93(17)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2. Identification of existing and/or proposed Water-dependent Uses

Describe the features or characteristics of the proposed activity or project that qualify as water-dependent uses as defined in CGS Section 22a-93(16). If general public access to coastal waters is provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe any provisions for parking or other access to the site and proposed amenities associated with the access (e.g., boardwalk, benches, trash receptacles, interpretative signage, etc.):

The property does not abut any coastal waters.

\*If there are no water-dependent use components, describe how the project site is not appropriate for the development of a water-dependent use.

### **Part VIII: Mitigation of Potential Adverse Impacts**

Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Part VII have been avoided, eliminated, or minimized (attach additional pages if necessary):

There are no adverse impacts resulting from the proposed re-development.

### **Part IX: Remaining Adverse Impacts**

Explain why any remaining adverse impacts resulting from the proposed activity or use have not been mitigated and why the project as proposed is consistent with the Connecticut Coastal Management Act (attach additional pages if necessary):

There are no adverse impacts resulting from the proposed re-development.

JOHN A. WICKO  
ARCHITECT  
L.L.C.

January 11, 2023

David B. Sulkis, City Planner  
Planning and Zoning Department  
City of Milford  
70 West River St  
Milford, CT 06460

**RE: Zoning Narrative-Revised Development Plan  
Metro Center, by Metro TOD L.L.C.**  
44-64 River Street, Milford, CT  
MCDD Zone, Mixed Use Containing Dwelling Units.

Dear David,

Please accept this brief narrative regarding the revised development plan.

The substantial revisions include the reduction in size, and a new architectural style for the River Street facing building, separating the Darina Place facing building wing to allow for clear and open vehicular travel into the site from Darina. To continue the unit mix and density of the previous approved plan a second building is introduced.

The River Street building entrance and handicapped ramp remains unchanged. The two-way traffic modification to Railroad Avenue and vehicular access onto Railroad Avenue has been eliminated. Thru lot access is provided from Darina Place and the City of Milford surface parking lot to the west. Vehicular access is unchanged into the parking garage from River Street.

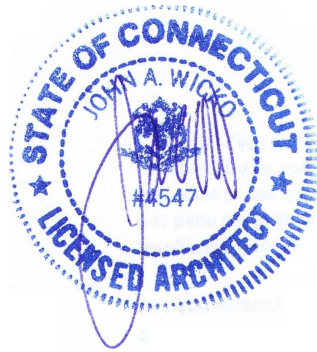
Building areas and site conditions have been revised as follows:

- Proposed front building #1 is 51,844.25 sf.
- Proposed rear building #2 is 12,303.82 sf.
- Proposed total 64,147 sf., which is 2,220 sf. larger than approved 61,928 sf.
- Commercial tenant area approved is 12,325 sf., proposed building #1 is 12,444 sf. having an additional 119 sf.
- Residential dwelling unit count remains 50 units, with one more Studio apartment and one less 1-Bedroom apartment.
- Parking at surface level (upper deck) remains 76 spaces.

- Municipal parking garage spaces have been increased from 120 spaces to 121 spaces.
- Building #1 height is 39'-9" where 40' is allowed. Average grade is calculated at 28.4'. Building height of the approved plan is 39.83' with the average grade calculated at 28.4' as well.
- Building #2 height is 34'-11" where 40' is allowed. Average grade is calculated at 29.97'.
- Revised site lighting plan is to remain in full compliance with new photometrics and details.
- Landscape area has been increased from 3,386 sf. to 4,257 sf. with revised landscape plan and planting list.

Thank You,

John A. Wicko





# City of Milford, Connecticut

- Founded 1639 -

## Engineering Bureau

70 West River Street

Milford, CT 06460

Tel: (203) 783-3261

Fax: (203) 783-3676

TO: DAVID SULKIS  
CITY PLANNER  
70 WEST RIVER STREET  
MILFORD, CT.  
06460

FROM: GREGORY H. PIDLUSKI, P.E.L.S.  
CITY ENGINEER  
70 WEST RIVER STREET  
MILFORD, CT.  
06460

10 February 2023

Re: SITE PLAN REVIEW  
PROPERTY AT: 44-64 RIVER STREET  
PROPERTY OF: CITY OF MILFORD, CONNECTICUT  
APPLICANT: METRO TOD LLC  
PROJECT: 44-64 RIVER STREET METRO CENTER

I am in receipt of the following:

- 1) Set of Drawings (14 sheets, total, including cover, please note that I have only been provided with the relevant sheets. Full set, including Architecturals, contains 27 sheets) entitled: "44-64 River Street, Metro Center, Developed by: Metro TOD, LLC, c/o Robert Smith, Jr., Executive managing Director, Metro Star Properties, LLC, 41 Cherry Street, Milford, Ct.", dated 7-21-2020, revised through 1-27-2023, prepared by Ct Civil Group, LLC, Environmental Land Solutions, LLC, and Ray S. Oliver, Architect.
- 2) Report entitled: "Zoning Narrative – Revised Development Plan, Metro Center, by Metro TOD, L.L.C., 44 River Street, Milford, Ct., MCCD Zone, Mixed Use

Containing Dwelling Units”, dated January 11, 2023, prepared by John A, Wicko, Architect, L.L.C.

- 3) An Application for Coastal Site Plan Review (“CAM Application”) dated 1/31/2023.
- 4) “Stormwater Management Report”, dated April 6, 2021, revised through February 8, 2023, prepared by Ct Civil Group, LLC

I have performed a limited site inspection and independently researched the USDA (Web soil Survey) website, and the City of Milford GIS. Please note that a similar project at this location was reviewed at this location on 4/16/2021, 5/6/2021, and 5/10/2021.

My observations are as follows:

1. The Applicant is proposing to construct a multi-level mixed use building
2. Proposed structure will replace existing 1 story commercial structure.
3. Parking is to be provided with a mix of Parking Garage and at-grade parking.
4. The subject property is located, in its entirety, within the Coastal Boundary.
5. Portions of the subject property are located within the FEMA Special Flood Hazard Area AE (B.F.E. 22) as indicated on the plans provided.
6. No portions of the proposed structures are located within the AE Flood Zone,
7. Applicant has stipulated that the lower portion of the building (primarily garage level) is to be dry floodproofed to an elevation equal to or greater than the BFE of the nearest adjacent FEMA AE Special Flood Hazard Area.
8. Runoff from the upper level (open) parking deck is being directed through a Stormtech STC 900 oil/sediment/water separator before discharge into the Municipal Storm Sewer System.
9. The Applicant has stipulated that there are to be no floor drains in the lower level garage area. Applicant has further stipulated that any changes which would involve the placement of such floor drains in the future would be submitted to the City of Milford for review and approval.
10. The area indicated as “Railroad Avenue” is not a municipal street (as indicated on Sheet SP-1). It is part of the Railroad Station. Assuming that the Applicant does have development rights within this area, the proposed work within this area appears to be satisfactory. See Sheet E-1. (This is an observation. No action required by this Department.)
11. The Applicant is proposing Soil Erosion and Sediment Controls consisting of Gravel Anti-Tracking Mat Construction Entrance at River Street and Filter Fabric Fence Sediment Barrier at the perimeter. As presented, this appears to be satisfactory. It is likely that as the project progresses, it may be necessary to add or relocated the Construction Entrance(s). If so, proposed revised and/or relocated

Construction Entrance(s) are to be submitted to the City of Milford for review and approval prior to any changes.

12. I have been unable to locate stockpile areas on the plans provided. (This is an observation. No action required by this Department. In all likelihood, stockpile area(s) will be relocated as appropriate throughout the Construction Phase.)
13. Due to the nature of the subject property, it is not feasible and prudent to provide typical stormwater mitigation (retention of the Water Quality Volume from the first ½” of rainfall). The Applicant has demonstrated consistencies with the MS4 requirements (both City of Milford and Ct DEEP) in the Stormwater Management Report.
14. The Applicant has provided a grease trap as may be required for food service providers as may occupy the proposed building.
15. The sanitary sewer laterals have been indicated as 8” PVC.
16. The CAM Application appears to be satisfactory.

My recommendations are as follows:

- A) As submitted, the Soil Erosion and Sediment Controls appear to be satisfactory. Any changes are to be submitted to the City of Milford for review and approval prior to any changes.
- B) It appears that the proposed stormwater mitigation and treatment measures are consistent with the City of Milford and Ct DEEP requirements remated to MS4, given the limitations of the subject property as evidenced in the Stormwater Management Report.
- C) There are no other out standing engineering concerns.

General Comments (as applicable):

- 1) This review has been prepared as a Site Plan review only. It is not a Permit and does not grant license.
- 2) The City reserves the right to make additional comments on other issues that may arise during construction.
- 3) Necessary permits from the City of Milford Engineering Department for the driveway apron and/or sidewalk/curb are to be obtained prior to construction and are to be constructed in accordance with the City of Milford Standards.
- 4) Necessary permits from the City of Milford Engineering Department for any sanitary sewer work are to be obtained prior to construction.
- 5) Developer is to take all necessary steps to protect Catch Basin(s) or other inlets (such as pipe culverts) located such that the site runoff will discharge, OR MAY DISCHARGE to any portion of the MS4 (storm sewer) system of the City of Milford. (In general, this would apply

to catch basin(s) located at the subject property and the first catch basin(s) located down gradient of the subject property.) At a minimum:

- a. Affected Catch basins are to be cleaned and proper protection (Silt Sack or approved equal, or better) is to be installed (at the Developer's sole expense) after the placement of required S&E Controls, prior to site disturbance. Placement of filter fabric geotextile placed between frame and grate is not acceptable.
  - b. Catch Basin protection is to be inspected regularly and cleaned, repaired, replaced, etc. until final site stabilization.
  - c. Upon final site stabilization protection is to be removed in a manner specified by the manufacturer and disposed of in an appropriate off-site location.
  - d. Prior to issuance of a Certificate of Occupancy, the affected catch basins are to be inspected and cleaned, as necessary.
  - e. Records of Items 4(a)-4(d) hereinabove are to be provided to the City of Milford Engineering Department prior to issuance of a Certificate of Occupancy.
- 6) All trenching within the traveled portion of the road (if any) are to be repaired in accordance with Engineering Department Drawings and Specifications.
- 7) For all properties with frontage on State Roads, it is the obligation of the Applicant to contact the Connecticut Department of Transportation to determine what permits, if any, are required.

Please feel free to contact me with any questions or comments.

Very truly yours,



Gregory H. Pidluski, P.E.L.S.  
City Engineer





# Milford Fire Department - Fire Marshal Office

72 New Haven Ave  
Milford, Ct 06460



## Site Plan Review Report

**Date:** Thursday February 9, 2023

**Applicant:**

Robert Smith, Jr - METRO TOD LLC  
41 Cherry St.  
Milford, CT 06460

**Occupancy:**

MIXED-USE BUILDING  
44 River St  
Milford, CT 06460

**Project:** SITE PLAN REVIEW

This office has reviewed the plans received on January 31, 2023.

This Report has been prepared for the review of the Site Plan only. A full set of architectural drawings will be required for review and approval prior to the commencement of any subsequent construction/remodel work.

If a fire sprinkler system is to be installed within the scope of this project, the underground fire service main will be required to comply with NFPA 13, Chapter 6 and be subject to acceptance testing witnessed by this Office.

This plan has been : **APPROVED as Submitted**

**THIS OFFICE HAS NO OBJECTION TO THE APPLICABLE ZONING PERMIT BEING ISSUED.**

This plan review does not relieve the architect, engineer, contractor and/or builder of meeting all the requirements of the Connecticut State Fire Safety Code and all other referenced Codes and Standards. A Final inspection is required for a final Certificate of Occupancy and/or completion.

**The Fire Marshal's Office requires 72 Hours notice to schedule an appointment for inspections.**

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**Reviewed By: Timothy Suden**

**Office: 203-874-6321**

**Email:**

**Fax: 203-783-3744**



# City of Milford, Connecticut

- Founded 1639 -

OFFICE OF:

## Sewer Commission

Thomas C. Parsons Office Complex  
70 West River Street  
Milford, CT 06460  
Telephone: (203) 783-3249

February 7, 2023

Metro TOD, LLC  
41 Cherry Street  
Milford, CT 06460

Property: 44-64 River Street (Map 54, Block 322, Parcel 4) – Zone MCDD  
Mixed Use Buildings (2) consisting of Retail Space & 50 Apartments.

Dear Mr. Smith,

We are in receipt of your application dated February 6, 2023 for the property located at 44-64 River Street, Milford, CT.

This application is a revision of the previously submitted application which was approved April 8, 2021.

This revised application consists of two buildings on the property. Building #1 will be 51,844.25 sf consisting of Commercial Space, 40 Dwelling Units and a garage. Building # 2 will be 12,303.82 sf consisting of Private Fitness Area, 10 Dwelling units and a garage.

The Sewer Commission has determined that this application can be administratively approved as the proposed flow does not exceed the allowable flow.

The allowed flow per Sewer Commission Policies for the whole parcel is 9,525 gpd (1.27 acres x 7,500 gpd); the approved Proposed flow is 5,278 GPD (Two Retail Spaces = 1,203 gpd(12,445 sf & 901 st. x 0.09); Private Fitness Area; 5 Efficiency Apartments= 300 gpd, 37 One bedroom Apartments = 2,775 gpd; 2 one bedroom plus apartments = 230 gpd, 2 two bedroom plus apartments – 310 gpd).

Should the use of this property change, the owner/applicant must submit a new application to the Sewer Commission.

Please do not hesitate to contact our office should you have any further questions. We can be reached at 203-783-3261.

Very truly yours,



Edmund Q. Collier, Chairman  
Sewer Commission

EQC:bh

Cc: Planning & Zoning

THE APPLICANT MUST DEMONSTRATE COMPLIANCE WITH ALL OF THE CONDITIONS SPECIFIED HEREIN AS A PRECONDITION TO SIGNING OFF THE BUILDING DEPARTMENT APPLICATION.

Administrative Summary

44-64 River Street

February 15, 2023

Page 2

approval which could not be obtained in a timely matter. This necessitated the proposed changes from the previously approved application, and relocation of the garage entrance to River Street. The application is zoning compliant.

**Reviewer:** David B. Sulkis, A.I.C.P.



# City of Milford, Connecticut

- Founded 1639 -

Inland Wetlands Office  
inlandwetland@milford.ct.gov

70 West River Street  
Milford, CT 06460-3317  
Tel 203-783-3256  
February 14, 2023

Mr. Robert Smith Jr.  
Metro TOD, LLC  
41 Cherry St  
Milford CT, 06460

Re: IW-23-0004: 44-64 River St, Map 54 Block 322 Parcel 4; Metro TOD, LLC. Proposal to construct a mixed-use building with no work in and or within 150' of a watercourse in the Wepawaug River Watershed. P&Z Transmittal.

Dear Mr. Smith:

The Milford Inland Wetlands and Watercourses Agency has reviewed the Planning & Zoning Transmittal and site plans entitled "44-64 River Street Metro Center St." by John Wicko architect, LLC, Ct Civil Group, LLC and Environmental Land Solutions, LLC, 27 sheets received 1/30/23. A review of this information, the site and the MIWA maps reveals no work is proposed within 150' of a wetland or watercourse in the Wepawaug River Watershed. This proposed work does not appear to have the potential to adversely impact wetlands or watercourses if constructed appropriately with sedimentation and erosion controls and best management practices as described on the plans and in the *2002 CT DEEP Erosion & Sedimentation Control Guidelines*. Therefore, under section 2 of the MIWA Regulations a permit is not required from the MIWA at this time. For protection of natural resources on and off your property please ensure that:

- Proper Soil erosion and sedimentation controls per the site plan and the *CT DEEP 2002 Erosion and Sedimentation Control Manual* are properly installed and maintained
- Any dewatering/discharge is to be to a sedimentation basin or dirt bag and **not** directly discharged through pipe or hose to catch basins or watercourses.
- Stormwater requirements as may be required per the City Engineer.
- Construction fencing should be properly installed and maintained.
- Dumpsters should be covered at night to prevent windblown debris
- Port-o-lets should be located away from catch basins, wetlands, and watercourses

This letter applies only to the specific plans noted above. Any revision of these plans will require further review by this Agency. No fill material may be placed in wetlands or the 100' upland review area without additional permits.

The applicant is responsible for all other federal Local and State permits that may be required for the site. Should you have any questions concerning this matter, please contact the Inland Wetlands Agency Office at 203-783-3256.

Sincerely,

MaryRose Palumbo  
Inland Wetlands Compliance Officer

c: DPLU  
Engineering  
Planning & Zoning  
CT Civil Group