

August 9, 2021

VIA E-MAIL & HAND DELIVERY

Mike Conklin
Inland Wetlands Commission
Town of Wilton
Town Annex
238 Danbury Road
Wilton, CT 06897
Mike.Conklin@WILTONCT.ORG

Re: Inland Wetlands Commission Application No. 2714(S)
Address: 141 Danbury Road, Wilton, Connecticut
Applicant: FDSPIN 141 DR LLC

Dear Mr. Conklin:

As you know, our firm represents FDSPIN 141 DR LLC (the “**Applicant**”) in the above-referenced application (the “**Application**”). In furtherance of the Application enclosed please find 12 copies of resumes and/or curriculum vitae for the following members of our development team:

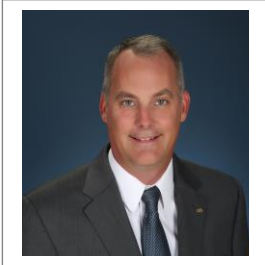
- Katherine Throckmorton, Landscape Architect;
- Erik Lindquist, PE, LEED AP;
- Adam T. Henry, PG, LEP;
- Craig D. Yannes, PE, PTOE, RSP1;
- Raymond R. Mazzeo, AICP;
- Ulises Montes Do Oca, AIA;
- Luz Del Mar Rosado, RA;
- Ricardo Tovar; Designer II; and
- Edwin Rhodes, III, LS.

Sincerely,

Jay Klein

Jason A. Klein

cc: E. Larkin Elizabeth.Larkin@WILTONCT.ORG
L. Feinberg LFeinberg@carmodylaw.com



Adam T. Henry, P.G., LEP

Associate Principal

Summary of Experience

Mr. Henry is a CT Licensed Environmental Professional and an Associate Principal with over twenty years of experience. In this position he oversees site assessments, investigations, underground storage tank removals and remediation oversight and implementation. He also works closely with lenders, developers, business owners and attorneys to complete their environmental due diligence during real estate acquisitions, divestiture and refinancing. In addition, Mr. Henry specializes in environmental transactions that involve the Connecticut Transfer Act and works closely with both real estate and environmental attorneys to satisfy the requirements of those regulations. Mr. Henry also has conducted investigation and remediation at several facilities in Connecticut under State and Federal Brownfields programs.

Relevant Project Experience

Associate Principal, City of New Haven Brownfields Projects. GZA was retained by the First Calvary Baptist Church, the recipient of an EPA grant through the City of New Haven, to conduct supplemental environmental investigations at a former dry cleaner and design and implement a remedial action plan to achieve compliance under the Connecticut Transfer Act. An engineered control consisting of an impermeable liner was installed over soils impacted with petroleum and solvents to prevent infiltration of rainwater and the majority of the property was then paved to prevent exposure to underlying impacted soils. GZA, under Mr. Henry's direction is working with the City of New Haven and St. Luke's Episcopal Church to conduct Phase I and Phase II Environmental Site Assessments and Hazardous Building Material Surveys of four parcels adjacent to the church that were planned for redevelopment. The properties had a long history of use by automotive-related businesses and were fully occupied by tenants during the study which presented a significant challenge. Mr. Henry worked with the tenants and the church to accommodate their concerns and conducted the work on an expedited schedule to meet the church's funding requirements.

Lender Environmental Due Diligence - over 100 locations- predominantly Connecticut. Responsible for conducting and overseeing site assessments for several of Connecticut's fastest growing locally owned banks. A variety of environmental assignments were completed, including environmental transaction screenings, Phase I Environmental Site Assessments, 3rd Party Report Reviews, Limited Site Investigations, Underground Storage Tank Evaluations and Removal, coordination and oversight of contaminated soil removals, and preparation of remedial estimates. Property types have run a broad gamut from undeveloped tracts being evaluated as possible housing developments to commercial and retail sites to a wide array of low- and high-impact industrial operations.

Project Manager, Multi-Phase Environmental Site Assessment of two Industrial Laundromats, Confidential in Connecticut. Project Manager for Phase I, Phase II and Phase III assessments on two facilities owned by a major uniform service company as part of its acquisition by a national corporation. Developed Conceptual Site Models for both locations and prepared Transfer Act filings. An initial conceptual site model was

Education

B.S., 1993, Geology, University of New Hampshire

M.S., 1997, Geology, Virginia Tech

Licenses & Registrations

Registered Professional Geologist, 2005, TN, 5120

Licensed Environmental Professional, 2007, 473

Areas of Specialization

- Connecticut Transfer Act
- Connecticut Remediation Standard Regulations
- Phase I, II & III
- Underground Storage Tank Regulations
- Remedial Oversight
- Brownfields Redevelopment



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Associate Principal

developed and after extensive soil and groundwater sampling, remediation was performed by excavation of soil. Both Sites were successfully closed under the Property Transfer Program.

Project Manager, Wiremold, Rocky Hill. Project Manager for investigation and remediation of a 92,500-square foot industrial building formerly used for the manufacture of guns. Tasks included development and implementation of a Remedial Action Plan to address contaminated soils and groundwater through source removal and in-situ chemical oxidation. Prepared an Environmental Land Use Restriction to prohibit residential use of the property and demolition of the building. The Site was successfully closed under the Property Transfer Program.

Environmental Auditing Team - Yale University (including Yale Medical School). Responsible for auditing the University's aboveground and underground storage tanks and UST management program as part of USEPA Region-wide enforcement initiative directed at universities. Worked closely with Director of Yale's Department of Environmental Health & Safety to identify and correct compliance issues related to the University's USTs.

Project Manager, Multi-Phase Environmental Site Assessment and Reclassification of Groundwater, Confidential Client, Connecticut. Project Manager for assessment and investigation of a 5.6-acre parcel that contains a 61,000-square foot manufacturing building that was occupied from the 1940s until 2004 by an aerospace manufacturer. Assessment of the site began in 2005 and an application to change the groundwater classification at the site was accepted by the CTDEEP in March 2006. An initial conceptual site model was developed and based on several rounds of soil, soil vapor and groundwater sampling, a remedial action plan was developed, the Site remediated and the LEP Verification accepted in 2015.

UST Audit - Hartford Hospital. Responsible for auditing the Hospital's aboveground and underground storage tanks and UST management program as part of a municipal capital refinancing process. Worked closely with Director of Hartford Hospital's Director of Engineering to identify and correct compliance issues related to the Hospital's USTs.

Project Manager, Phase I, II, and UST Removal, Confidential Client – Springfield, Massachusetts. Project Manager for Phase I, Phase II and UST Removal from a former auto garage. Significant off-site groundwater impacts were identified and a Downgradient Property Status was obtained from the Massachusetts DEP.

Project Manager, Multi-Phase Environmental Site Assessment and Soil Remediation, Town of Westport, Municipal Acquisition. Project Manager for Phase I site assessment, Phase II subsurface investigation, and subsequent additional investigation to determine the extent and degree of pesticide contamination on a former commercial rose farm that the town proposed to develop as a parking lot. Remediation involved the removal of over 1,500 tons of impacted soil for off-site disposal. Development of the site for use as a parking lot was completed by the Town of Westport in 2004.

Project Manager, Multi-Phase Environmental Site Assessment, Soil Remediation and ELUR, Confidential Client, Connecticut. Project Manager for assessment and investigation of a 2.6-acre manufacturing facility in southern Connecticut. An initial conceptual site model was developed and after extensive soil, soil vapor, and groundwater sampling, remediation was performed and a draft ELUR was submitted to the CTDEEP for review.

Project Manager, University of New Haven, West Haven, Connecticut. Project Manager for campus wide environmental assessment in support of financing for construction of a new residence hall. In coordination with the University and their development team, Mr. Henry completed Phase I and II assessments, conducted soil remediation and tank closure, decommissioned transformers, designed and implemented groundwater monitoring and prepared investigation summary reports, and is currently overseeing a program of groundwater monitoring for impacted related to releases of petroleum products.

Project Manager, World Color Northeast Graphics, North Haven, Connecticut. Project Manager for the closure and investigation/remediation of a 400,000-square foot printing facility. Mr. Henry completed Phase I, II and III assessments, developed and implemented a Remedial Action Plan to address contaminated soils identified under the building floor and in areas outside the



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Associate Principal

facility. Mr. Henry was also responsible for overseeing the decontamination and removal of various equipment and piping from inside the facility as part of facility closure operations and overseeing RCRA closure of a less than 90-day storage area. Performed compliance level groundwater monitoring and prepared an Environmental Land Use Restriction to preclude residential use of the property. The LEP Verification accepted in 2014.

Site Work Related to UST Removals— over 100 locations – predominantly Connecticut. Responsible for overseeing the removal of underground storage tanks ranging in size from 500-gallons to 15,000-gallons and containing fuel oil, diesel fuel or gasoline. Locations ranged from residences to gasoline stations to manufacturers and removals often included soil remediation followed by long term groundwater monitoring.

Sikorsky Memorial Airport, Stratford, Connecticut. Project Manager for environmental investigation of airport for developer planning to redevelop terminal and hangars. Tasks to be completed prior to development included development of a soil management plan and removal of underground storage tanks.

Former Handy & Harman Refinery, Fairfield, Connecticut. Project Manager for the redevelopment of an historical manufacturing site to a Whole Foods Supermarket. Responsibilities include evaluating final remedial action reports and negotiating future environmental obligations with the CTDEP and the Town of Fairfield. Provided expert testimony to Town of Fairfield Inland Wetlands Commission.

Hilliard Mills, Manchester, Connecticut. Project Manager for the investigation and remediation of an approximately 300-year-old woolen mill. Assisted client with acquiring funding from the Department of Economic and Community Development for environmental cleanup.

Former Caval Tool & Machine, Newington, Connecticut. Project Manager for the investigation and remediation of an approximately 50-year-old, approximately 60,000 square-foot former aerospace manufacturer. Responsible for Groundwater Reclassification Application, Phase I through Phase III Environmental Site Assessments, Remedial Action Plan development, development of environmental plans and specifications, construction monitoring for environmental issues and design/installation of a sub-slab depressurization system.

Publications and Presentations

Evaluation and Mitigation of Potential Vapor Intrusion at a Former Aerospace Manufacturer in Newington, Connecticut, GZA GeoEnvironmental Technical Conference, March 2007.

Environmental Issues: Residential and Commercial Real Estate Transactions, An Update co-presenter with David Brandwein, Principal of ERL, for First American Title Insurance Seminars, Teleconference, June 13, 2006.

Due Diligence For Commercial Purchase and Financial Transactions in Connecticut -- Environmental Issues: The Technical/Consultant's Perspective, co-presenter with David Brandwein, Principal of ERL, for Lorman Educational Services Seminar, Hartford, CT, May 21, 2003.

Environmental Issues: Residential and Commercial Real Estate Transactions, co-presenter with David Brandwein, Principal of ERL, for First American Title Insurance Seminars, Hartford, CT, November 13, 2002; Darien, CT, November 14, 2002.

"Connecticut Transfer Act Amendments Change Real Property Disclosure Laws" *Environmental Compliance & Litigation Strategy*, October 2001.

"Changes to the Connecticut Transfer Act May Impact Many" *New England Real Estate Journal*, June 2001.

Affiliations/Memberships

- Environmental Professionals' Organization of Connecticut – Board Member and Member of Continuing Education Committee



Adam T. Henry, P.G., LEP

Associate Principal



ULISES MONTES DE OCA

VICE PRESIDENT | ASSOCIATE AIA

Ulises Montes De Oca has been with Lessard Design for over 17 years with a career spanning over 22 years. As Vice President, Ulises plays a key role as head of the Design Studio by providing the overall design direction of the firm. His ability to understand and translate market patterns into a building with the innovative “inside-out” approach includes over 60 build and under construction multifamily buildings.

EDUCATION

MASTER OF ARCHITECTURE

Southern California Institute
of Architecture

BACHELOR OF ARCHITECTURE

La Salle University, Mexico City

ORGANIZATIONS

AIA
NCARB
NMHC
ULI
HBAB
NAHB
NVBIA
WBC

AWARDS

2019 THE BEST IN AMERICAN LIVING AWARD (BALA)- PLATINUM

The Copley at Crown

2009 INNOVATIVE INFILL LAND PLANNING

Arthur Capper/Carrollsbury

2009 GREEN COMMUNITY ENERGY EFFICIENCY

Arthur Capper/Carrollsbury

RELEVANT EXPERIENCE

Atlantic Station North & South Tower
Stamford, CT

885 Washington Boulevard
Stamford, CT

Summer House
Stamford, CT

Trump Parc Residences
Stamford, CT

545 Bedford
Stamford, CT

East Side Commons
Stamford, CT

Munson Hill
New Haven, CT

Coliseum Phase I
New Haven, CT

DoNo Parcel C
Hartford, CT

9 Tower Lane
New Haven, CT

The Pearl Lofts 99 Washington St
SoNo Norwalk, CT

247 North,
New Rochelle NY

Trump Plaza
New Rochelle, NY

Huguenot Center North & South
New Rochelle, NY

1 Water St
White Plains, NY

Ritz-Carlton Residences
Long Island, NY

Lighthouse, Hudson Harbor
Tarrytown, NY

Lookout North & South Hudson Harbor
Tarrytown, NY

Tarry Lighthouse
Port Chester, NY

The Upton / Short Hills
Residences / Henley on the Hudson
Weehawken, NJ

1100 Riverhouse
Weehawken, NJ

Building 8&9
Weehawken, NJ

Glasshouse
Edgewater, NJ

Liberty Place
Union, NJ

Crystal Houses
Arlington, VA

6707 Old Dominion
McLean, VA

3700 Lancaster Ave
Philadelphia, PA

Zijin Baixia Technology Core Area
Nanjing China

Prince Fahad Bin Salman - “Wadi” 1&2
Riyadh, Saudi Arabia



RICARDO TOVAR

DESIGNER II

Ricardo Tovar has more than 8 years of experience in architecture and interior design. Earning his Architecture Bachelor Degree from Universidad Autonoma de Guadalajara, Mexico. He is a detail-oriented and goal-driven architect focused on exceptional exterior and interior design. Due to his expertise, Ricardo plays a key role as a lead designer in numerous projects and typologies including office buildings, retail, mixed-used, residential, hospitality and a range of international projects.

EDUCATION

BACHELOR OF ARCHITECTURE

Universidad Autonoma de
Guadalajara, Mexico

RELEVANT EXPERIENCE

Broad St Apts
Stamford, CT

Coliseum Phase 1
New Haven, CT

DoNo Parcel C
Hartford, CT

9 Tower Lane
New Haven, CT

247 North
New Rochelle, NY

Huguenot Centre North & South Towers,
New Rochelle NY

Underhill Avenue Development.
Yorktown, NY

Cooney Office Building
Tarrytown, NY

Yonkers' Mixed Use
Yonkers, NY

Riverbend 2 and 3
West New York, NJ

Port Imperial Building 6 Condo
West New York, NJ

Port Imperial South Site 3
Weehawken, NJ

Port Imperial South Site 16
Weehawken, NJ

Parsippany 2 Campus
Parsippany Troy Hills, NJ

Liberty Place
Union, NJ

Continental Livingston
Livingston, NJ

West Shore Apartments
Port Washington, NY

Birchwood Condo
Brambleton, VA

Westmont
Arlington, VA

Stadium Square
Baltimore, MD

Bethesda Condo
Bethesda, MD

Cascades Parkway
Loudoun County, MD

Homero 1317
Mexico City, Mexico*

Al Ain Shopping Center
Al Ain, UAE*

C5 Government Facility
Hidalgo, Mexico*

Ling Ling Mexico
Mexico City, Mexico*

*Prior to joining Lessard Design, Inc.



EXPERIENCE

12 Years

SPECIALTIES

Traffic Signal Design

Transportation Planning &
Feasibility Studies

Traffic Impact & Parking Studies

Roadway Design

Traffic Calming Planning & Design

EDUCATION

Master of Science

Civil Engineering

University of Connecticut

Bachelor of Science

Civil Engineering

University of Connecticut

LICENSES & REGISTRATIONS

Professional Engineer

CT #29075

RI #12796

Professional Traffic Operations

Engineer #3567

Roadway Safety Professional 1

#301

PROFESSIONAL AFFILIATIONS

Institute of Transportation
Engineers (Past President of the
Connecticut Chapter)

American Society of Civil
Engineers

CRAIG D. YANNES, PE, PTOE, RSP 1 PROJECT MANAGER

Craig Yannes utilizes his experience in transportation and traffic engineering to develop improved roadway and street networks that balance effective traffic operations and safety, not only for vehicular traffic, but all modes of transportation. His technical specialties include traffic analysis & modeling, transportation planning, traffic safety engineering, and traffic calming & signal design. Serving as a Project Manager in Tighe & Bond's Land Use & Transportation business line, Craig has been involved with and led successful projects from design through construction for a blend of private, Municipal, and State clients. Through these projects, Craig has become a trusted advisor to our clients, utilizing his relationships and expertise in analysis, design, and the permitting process to streamline project delivery.

TRAFFIC ENGINEERING AND PLANNING STUDIES ROUTE 25 AND 111 ENGINEERING PLANNING STUDY— TRUMBULL, CT

Lead Transportation Engineer for the Engineering Planning Study of State Routes 25 and 111 in Monroe. Tasks include detailed analysis of existing and future traffic conditions, a traffic safety review and identification of improvement alternatives to develop a transportation plan solving recurring congestion, safety, and mobility issues along the corridor. The study includes coordination with the Connecticut Metropolitan Council of Governments (METROCOG), the Towns of Monroe and Trumbull, CTDOT and corridor stakeholders.

ROUTE 110 ENGINEERING PLANNING STUDY—STRATFORD, CT

Lead Transportation Engineer for the Engineering Planning Study of Route 110 (Main Street). Tasks include detailed analysis of existing and future traffic conditions, a traffic safety review and identification of improvement alternatives to develop a transportation plan solving recurring congestion, safety, and mobility issues along the corridor. The study included coordination with the METROCOG, the Town of Stratford, CTDOT, and corridor stakeholders including Sikorsky Aircraft.

HEBRON AVENUE CORRIDOR ROUNDABOUT STUDY & HEBRON AVENUE AT HOUSE STREET ROUNDABOUT —GLASTONBURY, CT

Performed a roundabout planning study for the Hebron Avenue Corridor. The project included capacity analyses, microsimulation, and conceptual layouts to evaluate the feasibility of roundabout installations at the New London Turnpike and House Street intersections. The results of the study were presented to the Town Council resulting in funding for the design of the roundabouts. Assisted in the design of the modern roundabout at the intersection of Hebron Avenue at House Street.

THE RESERVE MASTER PLAN—DANBURY, CT

Conducted an evaluation of projected development traffic volumes, and performed traffic analyses, as part of a master planning effort for the Reserve Development. The Reserve includes more than 1.8 Million square feet of mixed use development and over 2,000 residential units. The Master Plan included an extensive traffic planning and roadway improvement program to the surrounding local and interstate roadway network.

YNHH REGIONAL OPERATIONS CENTER—WEST HAVEN, CT

Prepared the traffic impact study for the Yale New Haven Health Regional Operations Center (ROC) in West Haven. The ROC will serve as the main distribution center for medical supplies to the YNHH system across CT and RI. The project included the design for improvements to the driveway intersection with the four-lane, median divided Route 34 to remove an old, inoperative, and unwarranted traffic signal and restriping and signage to facilitate truck movements to and from the site.

YNHH SAINT RAPHAELS BED TOWER REPLACEMENT—NEW HAVEN, CT

Assisted with traffic impact study and parking study analyses for the Yale New Haven Health Saint Raphael's Bed Tower Replacement in New Haven. The project included a 200 bed expansion in two buildings and the construction of three parking garages to service the St. Raphael's Hospital Campus. The project will replace existing traffic signals on the four signalized intersections as well as other pedestrian improvements in the local area.

TRAFFIC SIGNAL DESIGN

CTDOT CLEARANCE INTERVAL RETIMING PROJECT—DISTRICT 1 (SPN 171-398)

Performed traffic signal clearance interval timing calculations for 794 state owned signals in CTDOT District 1 for the Traffic Safety Engineering Division. The project included redrafted signal plans and maintenance timing data forms to allow state forces to incorporate timing changes in an effort to increase intersection safety. Duties included advising staff level engineers and coordinating project schedule and submissions.

TRAFFIC SIGNAL MODERNIZATION—PHASE 3—NEW BRITAIN, CT

Assisted with the full replacement of two traffic signals and partial signal equipment upgrade at three additional signals. The project required coordination with CTDOT to conform to project funding requirements, following CTDOT design review processes. The project incorporated countdown pedestrian signals, siren and railroad pre-emption, video detection, and interconnection of the signals into the new central computer traffic control system. Duties also included construction administration for project submittals and requests for information.

BRIDGEPORT HOSPITAL PARKWAY CAMPUS—BRIDGEPORT & TRUMBULL, CT

Performed design, construction administration duties, and part time observation activities for the construction of a single lane roundabout and a clustered signalized intersection at the Merritt Parkway ramp intersections with Park Avenue in Trumbull, Fairfield, and Bridgeport, Connecticut. The construction project included coordination with the client (Yale New Haven Hospital), each Town's staff as well as CTDOT Traffic, OSTA and District III.

ROADWAY DESIGN

CTDOT HORIZONTAL CURVE SAFETY DISTRICTS 2 THROUGH 4 (SPN 172-451, 172-456, 174-406, & 173-485)—VARIOUS LOCATIONS, CT

Evaluated and designed horizontal curve signing, delineation, and pavement markings to reduce the number of fatal and serious injury crashes on curves located on locally and State-owned roads for over 2,000 curves in Districts 2, 3, and 4.

KINGS HIGHWAY PEDESTRIAN IMPROVEMENTS—FAIRFIELD, CT

Assisted in the design of pedestrian connectivity improvements along U.S. Route 1 (Kings Highway). The scope includes the restriping of Kings Highway and reconstruction of the sidewalks for better pedestrian connectivity, complete with ADA accessible sidewalks, ramps and crosswalks.

RAYMOND R. MAZZEO, AICP

Senior Planner

With Redniss & Mead Since 2007



Professional Planner,
American Institute of
Certified Planners (AICP)



Mr. Mazzeo is Project Manager on most planning and zoning consulting projects. He is responsible for planning, project management, coordination between clients and design consultants, preparing submission packages, communication with municipal departments and staff, and coordinating outreach with neighborhood and stakeholder groups.

EXPERTISE

- Zoning Feasibility
- Site Plan Approvals
- Regulation Changes
- Community Outreach
- Zoning Compliance
- Special Permits
- Zone Changes
- Variances

PROFESSIONAL EXPERIENCE

Ray's project experience ranges from minor improvements of single-family homes to million square foot mixed-use developments and the implementation of neighborhood revitalization plans.

He has worked with and appeared before many community boards and agencies processing local, state and federal permits, including:

- Local Planning & Zoning Commissions, Zoning Boards of Appeals, Architectural Review Boards, Inland Wetlands and Watercourses Agencies, and Conservation Commissions
- Traffic Authorities, Harbor Management Commissions, Historic Preservation Committees, and formal and informal community groups.
- State Department of Energy and Environmental Protection and Department of Transportation

AFFILIATIONS AND COMMUNITY INVOLVEMENT

American Planning Association – Member

Real Estate Finance Association (Fairfield/Westchester) – Member

Stamford Citizen of the Year – Committee Member

EDUCATION

Bachelor of Science in Business Management,
Boston College, Carroll School of Management

✉ EMAIL r.mazzeo@rednissmead.com

PROJECTS



ZONING REGULATIONS

- Coastal Relief, (S)
- Parking Standards, (S)
- Adaptive Re-Use, (S)
- Nonconforming Properties, (S), (W)
- Baron's South for the Town of Westport



ZONE CHANGES

- Sillwater Corridor (S)
- Mixed Use Development District (S)
- Inclusionary Housing Overlay District (W)
- Rowayton Parking (N)



MIXED USE

- Atlantic Station, (S)
- Chelsea Piers/NBC Universal (S)
- Coastal Point/Post Road East, (W)



RESIDENTIAL

- Lennar MultiFamily, (S)
- Baypointe, (S)
- The Summer House, (S)



AFFORDABLE HOUSING

- Several Projects for each:
- Charter Oak Communities , (S)
 - Westport Housing Authority
 - Housing Development Fund, (S)



ASSISTED LIVING

- Edgehill, (S)
- National Development, (S)
- LCB Senior Living, (S), (W)



COMMUNITY

- Greenwich Education Group (various)
- Fusion Academy, (S)
- Staples High School, (W)



COMMERCIAL

- Shippan Landing, (S)
- Gateway, (S)
- Marriott Residence Inn, (S)



VARIANCES

- Single Family Homes
- Educational/Child Care Uses
- Commercial

(S) Stamford, (W) Westport, (N) Norwalk

REDNISS
& MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street
Stamford, CT 06905
203.327.0500
www.rednissmead.com



RAYMOND R. MAZZEO, AICP

Senior Planner

With Redniss & Mead Since 2007



Professional Planner,
American Institute of
Certified Planners (AICP)



Relevant Project Experience

Mr. Mazzeo has worked on crafting and implementing coastal zoning regulations as well as project specific redevelopments as a direct result of those regulations.

In 2014, after realizing the effects of Tropical Storm Irene and Superstorm Sandy, many Stamford coastal homeowners were contemplating bringing their homes into compliance with Stamford's flood regulations but were either physically or practically prohibited from doing so due to the applicable building height restrictions. Mr. Mazzeo led the research and production of an analysis of Stamford's coastal residential properties, including their grading and applicable flood elevations. Based on the results of that analysis Mr. Mazzeo helped craft new building height regulations applicable to coastal homes impacted by flooding whereby height would be measured from the applicable flood elevation rather than average grade (with certain limitations). The new regulation has enabled homes to be raised and/or rebuilt to both comply with Stamford's regulations for Flood Prone Areas and enjoy improved safety and flood insurance premiums.

Also, in 2014, Mr. Mazzeo worked on updating Stamford's regulations for the Designed Waterfront Development District (DWD), a "floating" mixed-use zone intended to "provide for and encourage the most appropriate use and development of waterfront property...consistent with the policies of the Connecticut Coastal Area management Act." Changes to the regulations enabled certain design flexibility while making the regulations less susceptible to appeal in light of recent caselaw. The ensuing redevelopment, for which Mr. Mazzeo was one of the lead land use consultants, resulted in the remediation and redevelopment of a former shipping/distribution center and brownfield site to create a 111-unit multifamily community including 240 linear feet of public access (a missing link in the West Branch's boardwalk), a 5,000 sf pocket park, 12 onsite affordable apartments, and almost \$1M worth of offsite infrastructure improvements within the immediate neighborhood consisting of both traffic improvements and upgrades to nearby Boccuzzi Park.

Mr. Mazzeo has also conducted research and analyses, drafted language, and processed applications for several broadly applicable amendments to the Stamford and Westport zoning regulations.

One such example resulted in amendments to Stamford's parking regulations to better reflect current trends in residential demand in urban areas. The reduced requirements have helped to facilitate thousands of units of much needed housing in and around Stamford's Downtown within the past 7 years, with reduced garage bulk and innovative demand management strategies and post-approval reporting procedures integrated into the regulations.

REDNISS
& MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street
Stamford, CT 06905
203.327.0500
www.rednissmead.com





LUZ DEL MAR ROSADO, RA

DESIGN DIRECTOR

Design Director, Luz Del Mar Rosado, has more than 16 years of experience in architecture and interior design. Earning her B.S. in Architecture from Catholic University of America, and her Masters of Architecture from Virginia Tech College of Architecture and Urban Studies. Luz is responsible for leading the team in creative and innovative design while maintaining the integrity and quality of the intended design throughout the life of a project.

EDUCATION

BACHELOR OF SCIENCE

School of Architecture

Catholic University of America

MASTER OF ARCHITECTURE

Virginia Tech College of Architecture
and Urban Studies

REGISTRATIONS

Licensed in Virginia

RELEVANT EXPERIENCE

Atlantic Station North & South Tower Stamford, CT	1100 Riverhouse Weehawken, NJ
885 Washington Boulevard Stamford, CT	Building 8&9 Weehawken, NJ
St. John's Mixed Use Stamford, CT	Glasshouse Edgewater, NJ
Munson Hill New Haven, CT	Liberty Place Union, NJ
Coliseum Phase I New Haven, CT	150 River Road Hackensack, NJ
DoNo Parcel C Hartford, CT	Crystal Houses Arlington, VA
9 Tower Lane New Haven, CT	6707 Old Dominion McLean, VA
Port Imperial Park Apartments West New York, NJ	3700 Lancaster Ave Philadelphia, PA
Port Imperial Buildings 2, 3, and 6 West New York, NJ	Frazer Lanes East Whiteland, PA
247 North, New Rochelle NY	Zijin Baixia Technology Core Area Nanjing China
Huguenot Center North & South New Rochelle, NY	Gulou_Hexi + Incubator Nanjing China
New Rochelle "Centre" Mixed-Use New Rochelle, NY	Nanjing West Software Park Nanjing China
1 Water St White Plains, NY	
Lighthouse, Hudson Harbor Tarrytown, NY	
Tarry Lighthouse Port Chester, NY	



EXPERIENCE

22 Years

SPECIALTIES

Land Development

Stormwater Management

Soil Erosion & Sediment Control

Subsurface Sewage Disposal

EDUCATION

Bachelor of Science

Civil Engineering

University of Massachusetts Amherst

LICENSES & REGISTRATIONS

Professional Engineer

CT (22850)

NY (88632)

Leadership in Energy and
Environmental Design Accredited
Professional (LEED AP)

ERIK LINDQUIST, PE, LEED AP

SENIOR PROJECT MANAGER

Erik Lindquist is a senior project manager who has expertise in various civil engineering disciplines, including: land development, subsurface sewage disposal, roadway design and stormwater management. He is skilled in all phases of project execution from preliminary planning through design, approvals, and construction. He is a LEED Accredited Professional and a licensed engineer in both Connecticut and New York.

CIVIL/SITE

CORBIN BLOCK DEVELOPMENT—DARIEN, CT

Currently serving as the project manager for the Corbin Block mixed-use development project in Darien, CT. When completed the development will consist of 100,000+/- SF of retail and restaurant space, 81,000+/- SF of office space, and 116 residential units spread across approximately 7-acres in downtown Darien within walking distance to the metro north rail station. Design services included site/civil engineering, traffic and parking consulting, and wetlands delineation and assessment services. Improvements will include streetscape, traffic signal, and roadway upgrades to both the Boston Post Road and Corbin Drive, and the construction of three parking garages. The project underwent extensive permitting at the Federal, State, and local levels including an OSTA MTG Certificate, a CTDEEP Diversion Permit and 401 Water Quality Certification, a USACOE Individual Permit, as well as local Planning and Zoning and Wetlands approvals.

BRANSON ULTRASONICS CORPORATE HEADQUARTERS—BROOKFIELD, CT

Currently serving as the project manager for the new Branson Ultrasonics Corporate Headquarters in Brookfield, CT. Responsibilities are ongoing and currently include the design of a 142,000+/- SF office and manufacturing building, site parking and access drives, utility services, and storm drainage, including two retention systems and modifications to an off-site detention pond. Efforts also included the coordination of the approval and permitting process through both the Towns of Brookfield and Bethel for Planning and Zoning and Wetlands.

THE SUMMIT MASTER PLAN—DANBURY, CT

Currently serving as the project manager for the development of The Summit Master Plan in Danbury, CT. Responsibilities are ongoing and currently include the phased re-development of the 99.5-acre campus for the former Union Carbide world headquarters. Coordinating the approval and permitting for the adaptive re-use of the existing building and the future development of the balance of the site.

BRIDGEPORT HOSPITAL PARKWAY CAMPUS EXPANSION—TRUMBULL, CT

Served as the project manager for the expansion of the existing Trumbull campus to include both a 120,000+/- SF outpatient center to interconnect the existing MOB and radiology buildings, and a 5-level parking garage. The project required a complex enabling package to facilitate pedestrian and vehicular circulation throughout construction. In addition, off-site improvements at the site entrance on Park Avenue, and the intersections for

the north and south bound off-ramps for the Merritt Parkway at Park Avenue were required.

THE RESERVE DEVELOPMENT—DANBURY, CT

Currently serving as the project manager for The Reserve planned neighborhood development project in Danbury, CT. Responsibilities are ongoing and currently include the phased development of various residential communities and commercial sites located within the 545-acre site. Coordinated the approval and permitting of 685 residential units through the Environmental Impact Commission and city site plan review.

WASHINGTON VILLAGE—SOUTH NORWALK, CT

Served as the project manager for the redevelopment of the Washington Village Housing development in South Norwalk. The existing Washington Village site is the oldest public-housing complex in the state and consists of 136 residential units with limited on-site parking. The proposed project will replace the existing development with 5 buildings and 272 total units across three separate parcels along Day and Raymond Streets. In addition, the project will include over 500 vehicular parking spaces, many of which will be located beneath pedestal buildings. The site is adjacent to the Norwalk River, within the 100-year flood plain, and experienced significant flooding during Hurricane Sandy. As part of the permitting for the project CTDEEP Floodplain Management Certification was required.

HARBOR BLUFF SUBDIVISION—ROWAYTON, CT

Served as the project manager for this subdivision in Rowayton, CT for the creation of twelve luxury homes. Services included the layout and design of on-site utilities and the storm drainage system, including an underground stormwater retention system and improvements to the City's storm sewer in Bluff Avenue to accommodate the proposed development.

HILLWOOD DEVELOPMENT—NORTH HAVEN, CT

Served as the project manager for a new fulfillment center in North Haven, CT. The project included the design of an 855,000+/- SF fulfillment center, 2500 parking spaces, and over 200 trailer loading spaces at the former Pratt and Whitney manufacturing site off Washington Avenue. The site has various environmental concerns that were incorporated into the site design in a creative and cost-effective manner. This was a multi-discipline design project, and responsibilities included the management of survey preparation, as well as site/civil, traffic, landscape architecture, and geotechnical design tasks.

CANAL DOCK BOATHOUSE—NEW HAVEN, CT

Served as the project manager for the design and construction of a new boathouse and platform that extend into New Haven Harbor. This City of New Haven project is State and Federally funded and will incorporate various elements of the historic Yale (Adee) Boathouse that was demolished as part of the I-95 New Haven Crossing Corridor Improvement Program. The project will include exterior features such as a waterfront promenade, transient slips, and an accessible rowing dock. In addition, the community boat house facility will include boat storage, office and support space, locker rooms, meeting space, and a marine science center for the University of New Haven. Environmental, cultural, and historical education will be a key component of programming at the boathouse, which will incorporate various interpretive design elements to narrate the City of New Haven and Long Wharf's rich nautical history.

FORTIS DATACENTER—NORWALK, CT

Served as the project manager for the construction of 168,000+/- SF of Class A office, and data center and disaster recovery center space. The project is located in the Norden Park development and included the integration with existing office, and residential uses on site.

EDWIN W. RHODES, III, LS

Professional Land Surveyor

PROFESSIONAL LICENSES

Licensed Land Surveyor in Connecticut and New York

EDUCATION

Porter & Chester – Drafting and Design

Gateway Community College – Mathematics

Central Connecticut State University - Global Positioning Services (GPS)

CALS (Connecticut Association of Land Surveying) – Various courses

PROFESSIONAL EXPERIENCE

1987 – 1993 – Employed by LWF Land Surveying, Branford CT. Started surveying career as a surveying technician and then became the field survey party chief for the firm.

1993 to Present - Rocco V. D'Andrea, Inc. and D'Andrea Surveying & Engineering, P.C.

Began with the firm as a surveying technician, then obtained a Connecticut land surveyor's license in 2017 and a New York license in 2019. Current position is professional Land Surveyor, responsible for many major surveys, supervision of field crews and procedures, and implementation of electronic surveying and data collection equipment and post-processing of GPS observations.

MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS

Connecticut Association of Land Surveyors, Inc. (CALS is the state organization of land surveyors)

New York Association of Professional Land Surveyors (NYAPLS – is the state organization of land surveyors)

Vice President -Fairfield County LSPP (Land Surveyors in Private Practice)

Represents the firms of Fairfield County in matters of surveying to local town halls and to CALS

TEACHING EXPERIENCE

Since 2017, Mr. Rhodes taught classes at CCSU under the CALS continuing education programs. Some of these classes were Introduction to Land Surveying and Leveling Theory and Operations for Surveying

MAJOR PROJECT EXPERIENCE

Cummings Park, Stamford, CT – Topographic Survey

Responsible for coordinating field work involving GPS observations and conventional surveying equipment as well as office work in developing plan sheets from the field data for the renovations of the park.

Aquarion Water Projects, Stamford, Wilton, Norwalk, CT - Topographic Surveys

Responsible for coordinating field work involving GPS observations and conventional surveying equipment as well as office work in developing plan sheets from field data along survey corridors.

City of Stamford Sewer Project, Stamford, CT - Topographic Survey

Responsible for coordinating field work involving GPS observations and conventional surveying equipment as well as office work in developing plan sheets from field data along survey corridors.

Rockrimmon Road Subdivision, Stamford, CT

Party chief responsible for 100% of topographic mapping in field, including horizontal and vertical control surveys using data collection systems and GPS equipment.

Mr. Rhodes has been responsible for many major and minor surveys, in addition to those briefly described. His current responsibilities consist mainly of supervision of field crews, records searching, and preparation of land survey maps.