

February 25, 2021

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

Re: 670, 648, 686, 690, & 692 Pacific Street and 171 Henry Street
Text Change & Zone Change applications

Dear Mr. Blessing and Board Members,

As discussed, on behalf of Hogg Holdings (Applicant), enclosed please find applications and supportive materials to facilitate a Text Change and Zone Change relating to properties at 670, 648, 686, 690, & 692 Pacific Street, and 171 Henry Street. Application details and design concepts are described further in the attached Project Narrative and reflected in the enclosed materials.

In support of the applications, enclosed please find:

1. A check in the amount of \$3,120 for:
 - Text Change Fee; \$1,060;
 - Zone Change Fee; \$1,060; and
 - Zoning Board Public Hearing Fee: \$1,000.
2. Application forms:
 - Text Change;
 - Zoning Map Change;
3. Project Narrative;
4. Owner List;
5. Text Change;
6. Aerial Exhibit;
7. Zone Change Exhibit;
8. Zone Change Description;
9. Site Demonstration Survey;
10. Site Demonstration Architectural Plans and Rendering; and
11. Letter of Authorization.

Please feel free to contact us with any questions or comments. We look forward to continuing to work with you and the Planning & Zoning Boards on this exciting redevelopment.

Sincerely,



Raymond R. Mazzeo, AICP

Enclosures

CC: D. Woods, FAICP, PhD, Deputy Director of Planning
V. Mathur, Associate Planner
Development Team
Interested Parties

February 25, 2021

City of Stamford Planning Board
c/o David W. Woods, PhD, FAICP
Deputy Director of Planning
888 Washington Boulevard
Stamford, CT 06901

Re: 670, 648, 686, 690, & 692 Pacific Street and 171 Henry Street
Text Change and Zone Change applications

Dear Dr. Woods and Board Members,

As you may be aware, we have submitted applications on behalf of Hogg Holdings for a Text Change and Zone Change for the above referenced properties.

Please let this letter serve as our formal request for members of the consultant team to speak, should the Planning Board have any questions for the applicant at the forthcoming referral meeting. Please let us know if you have any questions or would like additional information.

Sincerely,



Raymond R. Mazzeo, AICP

Enclosures

CC: V. Mathur, Associate Planner



APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (see **Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Minor Text Change	\$1,060.00
Major Text Change	\$5,060.00

APPLICANT NAME (S): Raymond R. Mazzeo

APPLICANT ADDRESS: c/o 22 First Street - Stamford, CT 06905 (Redniss and Mead)

APPLICANT PHONE #: 203-327-0500

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 12 Eastover Road

PROPOSED TEXT CHANGE: See Attached Text Change

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? yes (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

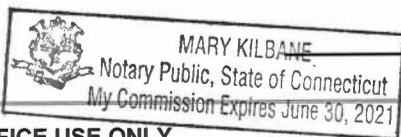
DATED AT STAMFORD, CONNECTICUT, THIS 25th DAY OF February 20 21

SIGNED: [Signature]

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss STAMFORD February 25 20 21

Personally known Raymond Mazzeo, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.



[Signature]
 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

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

By: _____



APPLICATION FOR CHANGE IN THE ZONING MAP OF STAMFORD, CONNECTICUT

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filing fee (see **Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Map Change (Affected Area of 1 Acre or Less)	\$1,060.00
Map Change (Affected Area of greater than 1 Acre)	\$1,060.00 + \$2,000 per acre or portion thereof in excess of 1 acre

APPLICANT NAME (S): Hogg Holdings

APPLICANT ADDRESS: c/o 22 First Street - Stamford, CT 06905 (Redniss and Mead)

APPLICANT PHONE #: c/o 203-327-0500

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Contract Purchaser of 670, 686, & 690 Pacific Street & 171 Henry St

PRESENT ZONING DISTRICT: Mixed PROPOSED ZONING DISTRICT: V-C

LOCATION OF PROPOSED CHANGE: (Give boundaries of each parcel in proposed change and indicate dimensions from nearest intersecting street. Also include Assessor's Card number and Town Clerk's Block number, and square footage of land. Attach twelve (12) copies of map showing area proposed for change.)

Please see attached Zone Change Description

LIST NAME AND ADDRESS OF THE OWNERS OF ALL LAND INCLUDED WITHIN THE PROPOSED CHANGE:

NAME & ADDRESS LOCATION

Please see attached Owner List

ARE THERE DEED RESTRICTIONS THAT CONFLICT WITH THE PROPOSED ZONE DISTRICT FOR THIS PROPERTY?

IF YES, LIST REFERENCE TO TOWN CLERK BOOK & PAGE #: n/a

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? no (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).




DATED AT STAMFORD, CONNECTICUT, THIS 25th DAY OF February 2021

SIGNED: [Signature]

NOTE: The application cannot be scheduled for public hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT
 ss STAMFORD February 25 2021

COUNTY OF FAIRFIELD
 Personally appeared known Raymond Mazzeo, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

 MARY KILBANE
 Notary Public, State of Connecticut
 My Commission Expires June 30, 2021

[Signature]
 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

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

By: _____

Project Narrative
670, 648, 686, 690, & 692 Pacific Street and 171 Henry Street
Text Change & Zone Change for Village Commercial (V-C) Designation
February 25, 2021

1. Introduction/Background

Hogg Holdings (“the Applicant”) is the contract purchaser of several contiguous parcels along Pacific Street. The combined site is approximately 1 acre with frontage on Pacific Street and Henry Street and includes the former firehouse, existing 2-family home, and former church property. The site lies within Master Plan Category 6 (Commercial – Neighborhood Business) and Category 4 (Residential – Medium Density Multifamily) and is currently within several Zoning districts including the NX-D (neighborhood Mixed Use Design District), R-MF (Multiple Family Residence Design District), and C-B Community Business District).

The Applicant is looking at a comprehensive redevelopment of the site that will (a) repurpose the historic firehouse with a mix of retail, commercial and/or residential uses; (b) maintain the existing 2-family home on Henry Street; and (c) create a new residential building with an activated street-front, covered parking and 50± new apartments. The applicant is also looking into incorporating the Tabernacle of Grace church property as part of the future development.

To facilitate the potential redevelopment, the applicant is proposing the following:

A. Zone Change to V-C (Village Commercial)

- To further the goals of the Master Plan and continue the recent efforts of the Land Use Department, the proposed Zone Change will encompass the entire eastern side of the block fronting on Pacific Street (from Henry Street to Ludlow Street).
- The notable omission is the previously discussed 2-family home on Henry Street. While the property will be incorporated into the overall development site, the portion of the property housing the 2-family home will remain in the RMF and serve as a “buffer” to other RMF properties located further east.

B. Text Change

- To include Pacific Street (from Dock Street to Ludlow Street) as an “Arterial Street” in the V-C section of the Zoning Regulations and amend the “arterial” designation from 100’ to 125’ from the arterial property line.
- To revise the applicability of Arterial Street zoning to better match the depth of arterial lots.
- To implement language originally drafted by, and coordinated with, the Land Use Bureau staff to define “Zoning Lot” and permit existing internal property lines to remain within an approved development.

If approved, a set of site-specific applications for the proposed redevelopment will follow.

2. Surrounding Area

The surrounding area consists of Master Plan Categories 16 (Transit-Oriented Development district), 9 (Urban Mixed-Use), 6 (Commercial – Neighborhood Business), 5 (Residential – High Density Multifamily) and 4 (Residential – Medium Density Multifamily). The surrounding Zoning designations, including M-G (General Industrial), SRD-N (South End Redevelopment District North), NX-D (Neighborhood Mixed Use District), C-B (Community Business District) and R-MF (Multiple Family Residence Design District), follow a similar pattern.

The surrounding South End neighborhood contains a mix of medium-to-high density residential, commercial, religious, and community uses.

3. Project Area and History

Portions of the site were the subject of several recent approvals from both the Planning and Zoning Board. In June of 2020 the Planning Board approved an application put forth by the Land Use Bureau to amend the Master Plan of parts of the South End. This included putting this stretch of Pacific Street into Category 6. In August, the Zoning Board approved a Zone Change to NX-D and Special Permit for 670 and 686 Pacific Street to facilitate a potential future restaurant/retail use of the firehouse with a large surface parking lot occupying most of the Pacific Street frontage. While the approval served as an improvement by providing the potential to reactivate the firehouse building, a more comprehensive redevelopment is needed to achieve the planning goals set forth by the Master Plan changes.

4. Action Items

To facilitate the potential redevelopment and implement zoning that corresponds to the Master Plan, the applicant has submitted the following applications.

- A. Zone Change to V-C (Village Commercial) as depicted on the enclosed Zone Change Map; and
- B. Text Change to:
 - Include Pacific Street (from Dock Street to Ludlow Street) as an “Arterial Street” in the V-C section of the Zoning Regulations. As this South End neighborhood will be a new Village Commercial district, no such arterial street has been designated within the V-C regulations.
 - Revise the applicability of Arterial Street zoning from 100’ to 125’.
 - Add definitions and language establishing a “Tax Lot”, “Zoning Lot”, and “Zoning Lot Development Agreement”.

If approved, applications for Site & Architectural Plans, Coastal Site Plan Review and Special Permit will follow. An application for Historic Preservation bonuses may also be included if the church property can be incorporated into the overall redevelopment. All site and architectural design details will be further articulated at that time.

5. Conclusions

The proposed changes continue the efforts of the Land Use Bureau and Planning and Zoning Boards to facilitate development that will preserve historic buildings, activate a blighted and underutilized block, and provide new and affordable housing opportunities at a neighborhood scale within the South End. The proposed changes and potential redevelopment will advance many goals and objectives of the City of Stamford, including:

From the Master Plan...

- **3C.3:** Maintain the affordable housing stock to ensure that people who work in Stamford can afford to live in Stamford.
- **5E.1:** Promote neighborhood revitalization.
- **6A.1:** Balance new development with preservation of existing residential communities.
- **6B:** Preserve Existing and Create New Affordable Housing
- **6C.2:** Promote development of a variety of housing types.
- **6D:** Preserve Historic Buildings and Districts
- **6D.3:** Provide tax and zoning incentives for historic preservation and adaptive reuse

From the 2018 South End Study...

- **Seven Widely Shared Priorities (pg. 4)**
 2. Protection of and reinvestment in the remaining historic district buildings to avoid permanent erasure of character, community culture, and affordable homes and retail spaces.
 3. Immediate revision of zoning codes, through inclusive processes, to define an acceptable level of growth, better integrate new development with the neighborhood, and reduce uncertainty.
 6. Upgrades to streetscape and lighting to improve safety, bring people out, connect the different districts of the South End, and create lively commercial areas.
- **Major Recommendations (pg. 5)**
 - Modify existing zoning regulations in the South End over the next six months. Align them more closely with the goals of the Stamford Master Plan to achieve a defined, mutually agreeable level of growth, to better integrate new development with the neighborhood, and to reduce uncertainty. Ensure transparency and public participation throughout this process.
 - Upgrade South End streetscape design and lighting to improve safety, bring people out, connect the different districts of the South End, create lively commercial areas, and increase the percentage of trips people make on foot, on bike and transit. Prioritize streetscape improvements on Pacific Street.
- **Transfer of Development Rights (pg. 21)**
 - The team recommends the use of Transfers of Development Rights (TDRs) to permit the exchange of unused development rights from parcels containing existing affordable housing and retail, and historically or architecturally significant buildings.

Owner List

670, 648, 686, 690, & 692 Pacific Street and 171 Henry Street

Zone Change Application

February 25, 2021

670 Pacific Street

PACIFIC STREET FIREHOUSE LLC
1 ELMCROFT ROAD SUITE 500
STAMFORD, CT 06926-0700

648 Pacific Street

TABERNACLE OF GRACE CHURCH
648 PACIFIC STREET
STAMFORD, CT 06902-5818

686 Pacific Street

FHP1 LLC
PO BOX 110295
STAMFORD, CT 06911

690 Pacific Street

NEW HOPE CHRISTIAN COMMUNITY INC
690 PACIFIC STREET
STAMFORD, CT 06902

692 Pacific Street

NEIGHBORHOOD HOUSING SERV
295 W MAIN ST
STAMFORD, CT 06902-5011

171 Henry Street

HENRY STREET STAMFORD LLC
PO BOX 110295
STAMFORD, CT 06911

February 25, 2021

Proposed Text Changes

I. Amend Article, Section 3.B. (Defined Terms) by adding “Tax Lot”, “Zoning Lot” and “Zoning Lot Development Agreement” to read as follows:

Tax Lot

A Tax Lot is a tract of land under single ownership and identified as such on the City of Stamford Tax Assessor’s Tax Map.

Zoning Lot

1. A Zoning Lot is (a) an individual tax lot or (b) a tract of land subject to a Zoning Lot Development Agreement which consists of two or more individual Tax Lots under common or separate ownership that, for Zoning purposes only, is treated as one Lot. A Zoning Lot comprised of multiple Tax Lots must meet all of the following requirements:

- a. Each Tax Lot that is part of the Zoning Lot must be contiguous to and share a lot line at least twenty feet (20’) in length with at least one of such other Tax Lots and must not be separated by public streets.
- b. The Zoning Lot must conform and comply with the respective Zoning District requirements. If a Zoning Lot is located in more than one Zoning District, buildings or structures must meet the height, setback and use requirements of the respective District, and FAR and other Density calculations must be based on the area of land in the respective Zoning District.
- c. All Development on a Zoning Lot that is located in more than one Zoning District, regardless of the size of the Zoning Lot or the portion of the Zoning Lot located in each District, shall be subject to administrative Site and Architectural Plan review and approval by the Zoning Board, pursuant to Section 7.2 of these Regulations, unless the respective Zoning Districts require other mechanisms for Site and Architectural Plan review.
- d. Setbacks along adjoining Tax Lot Lines interior to the Zoning Lot may be modified or waived as agreed upon by the property owners.
- e. Floor Area, Density and required off-street parking may be transferred, distributed or allocated throughout the Tax Lots comprising the Zoning Lots as agreed upon by the property owners provided that a Building or Structure may not exceed the Height, Setback and Light and Air regulations of the respective Zoning District in which it is located.
- f. Shared driveways and other features to reduce curb cuts and impervious surface are strongly encouraged.
- g. Zoning Lots comprised of more than one Tax Lot shall only be permitted if all individual Tax Lots are located in one or more of the following districts: C-D, CC, C-G, DW-D, MX-D, R-HD, and V-C outside of Glenbrook and Springdale; or when subject to Special Permit approval pursuant to Section 7.3.D.5.

2. A Zoning Lot is a discretionary approval by the Zoning Board subject to a Zoning Lot Development Agreement. The Zoning Board may deny Zoning Lot approval for any reason including but not limited to:

- a. The Zoning Lot created would allow for development inconsistent with the Master Plan.
- b. Development on a Zoning Lot would create a significant adverse impact on neighboring properties or neighborhood character as compared to as-of-right development.

Zoning Lot Development Agreement

A Zoning Lot Development Agreement is a private, legally binding agreement between the owners of two or more adjoining individual Tax Lots under common or separate ownership that allow these lots to be considered as one Zoning Lot to permit the more rational development of said Tax Lots in particular with regard to Yard requirements, building separation requirements such as Setbacks and Light and Air, and shared facilities such as parking.

A Zoning Lot Development Agreement must meet all of the following requirements:

1. The property must meet the definition of a Zoning Lot.
2. The Zoning Lot Development Agreement must be recorded on the land records of all affected properties and specify which density or other development rights or requirements are transferred, distributed or allocated on each Tax Lot. The Zoning Lot Development Agreement shall be subject to all existing legal rights, obligations and limitations (e.g., easements).

A Zoning Lot Development Agreement may not be terminated unless each of the individual Tax Lots comprising the Zoning Lot is in compliance and conformance with the regulations of the applicable Zoning District.

II. Amend Article III, Section 4.B.7 (V-C Village Commercial District) subsection 4.B.7.c. (Development Standards) by adding reference to footnote 1 to the heading titled “V-C Arterial Street all other V-C Districts and adding reference to footnote 2 to the heading titled “V-C Side Street all other V-C Districts”.

III. Amend Article III, Section 4.B.7 (V-C Village Commercial District) subsection 4.B.7.c. (Development Standards) Footnotes 1 and 2 by changing “100” to “125” in each sentence.

- 1) Standards apply for development parcels and parts thereof in all V-C districts within ~~100~~125’ of an Arterial Street, as defined in Subsection 4.B.7.c(12).
- 2) Standards apply for development parcel and parts thereof in all V-C districts on Side Streets more than ~~100~~125’ from an Arterial Street, as defined in Subsection 4.B.7.c(12) below.

IV. Amend Article III, Section 4.B.7. (V-C Village Commercial District) subsection 4.B.7.c. (Arterial Streets) by adding the following language:

Pacific Street (from Dock Street to Ludlow Street)



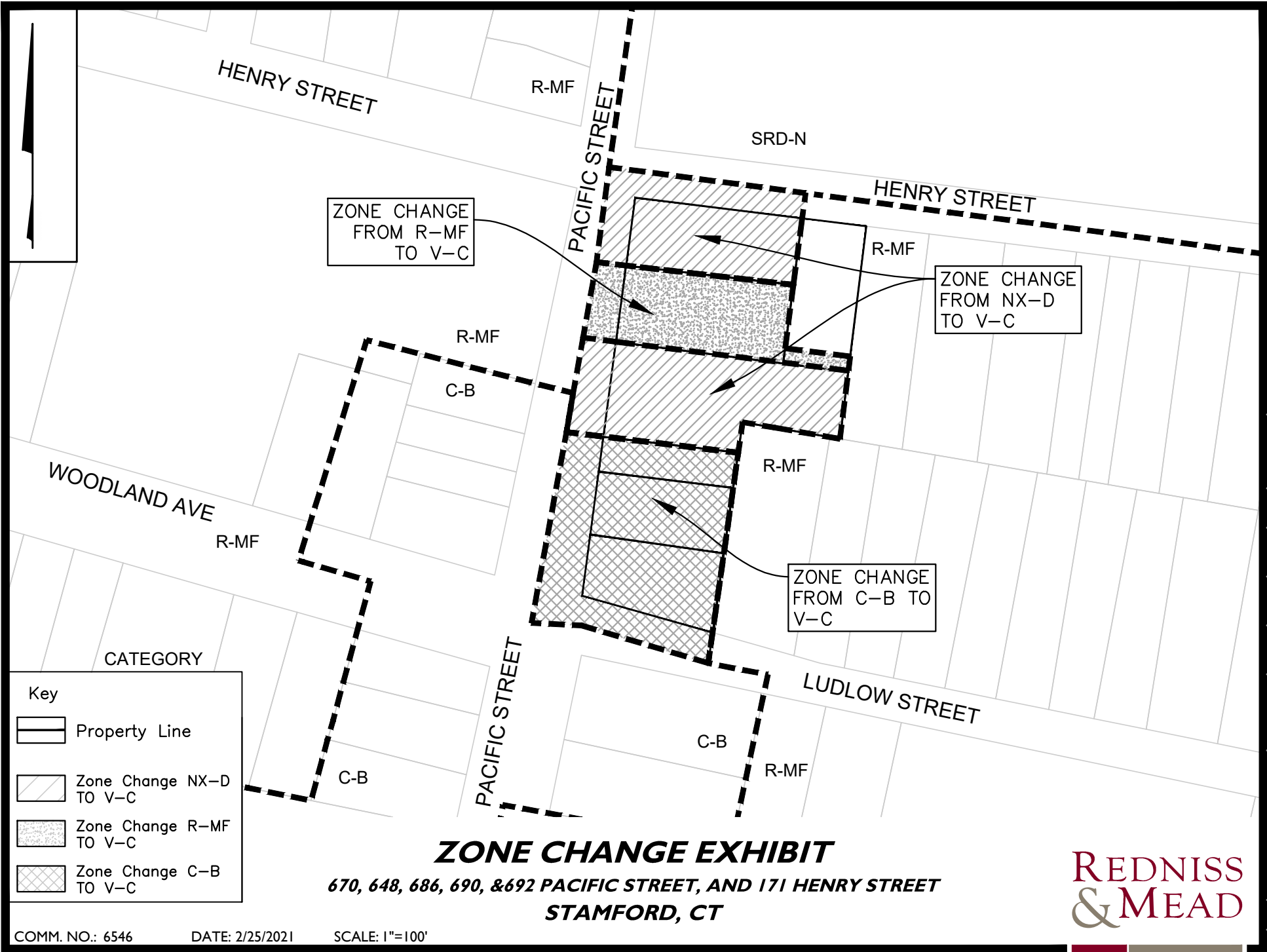
AERIAL EXHIBIT
670, 648, 686, 690, & 692 PACIFIC STREET AND 171 HENRY STREET
STAMFORD, CT



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.:	DATE:
6546.	2/25/2021
	SCALE:
	1"=80'



ZONE CHANGE EXHIBIT
 670, 648, 686, 690, & 692 PACIFIC STREET, AND 171 HENRY STREET
 STAMFORD, CT

**REDNISS
& MEAD**

COMM. NO.: 6546 DATE: 2/25/2021 SCALE: 1"=100'

H:\Jobfiles2\6000\6500\6546\dwg\Planning\6546 Zone Master Plan Change.dwg 2/24/2021 8:07 AM

February 25, 2021

Zone Change Description
670, 648, 686, 690, & 692 Pacific Street and 171 Henry Street

Block #: 87
Area: 43,000 ± SF
(area of change includes an additional 18,617± sf of Henry Street, Pacific Street, and Ludlow Street right-of-way along site frontage)

DESCRIPTION OF AREAS OF ZONING MAP CHANGES FROM NX-D (NEIGHBORHOOD MIXED USE DESIGN DISTRICT), R-MF (MULTIPLE FAMILY RESIDENCE DESIGN DISTRICT), AND C-B (COMMUNITY BUSINESS DISTRICT) TO V-C (VILLAGE COMMERCIAL DISTRICT):

Including portions of those parcels of land commonly known as 670 Pacific Street (Assessor's Card #002-6068), 648 Pacific Street (Assessor's Card #002-6704), 686 Pacific Street (Assessor's Card #002-3371), 690 Pacific Street (Assessor's Card #002-4598), 692 Pacific Street (Assessor's Card #001-7600), and 171 Henry Street (Assessor's Card #002-2705) located in the City of Stamford, generally bound as follows:

Beginning at the midpoint of the intersection of Henry Street and Pacific Street running in the following directions:

Northerly: 158' ± by the centerline of Henry Street;

Easterly: 123' ± by land n/f of Henry Street Stamford LLC;

Northerly: 50' ± by said land n/f of Henry Street Stamford LLC;

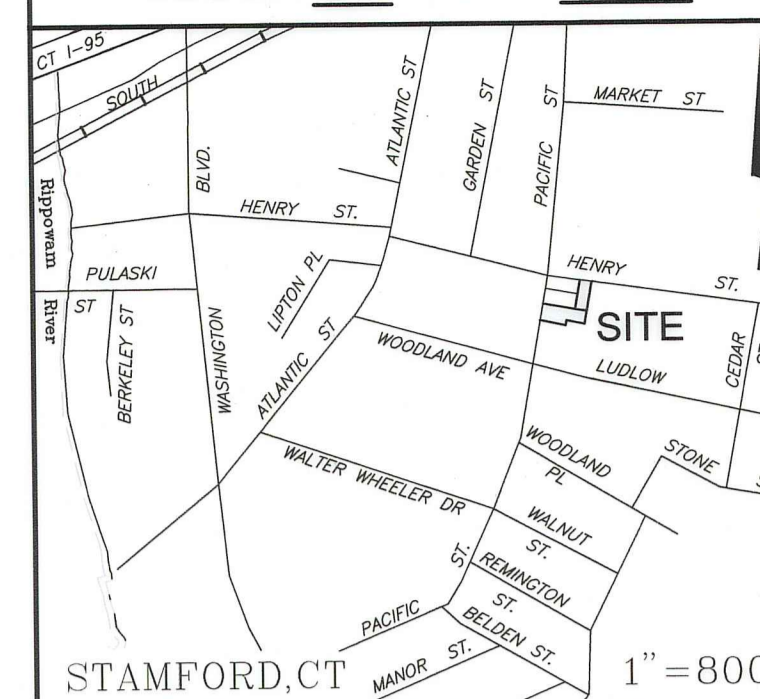
Easterly: 66' ± by land n/f of Robert Snell, Sr.;

Southerly: 79' ± by land n/f of Balbi Carmelo;

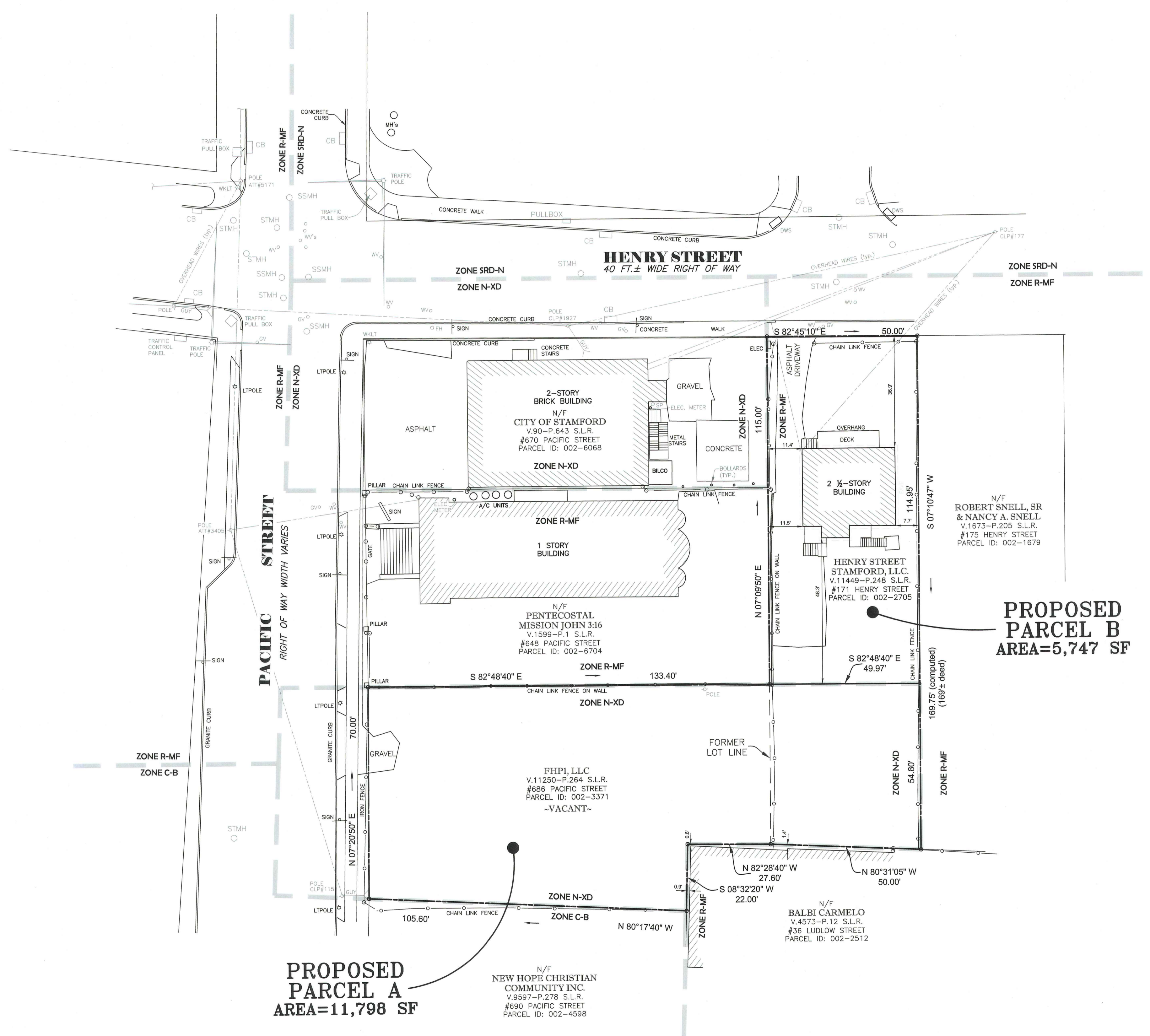
Easterly: 193' ± by said land n/f of Balbi Carmelo to the midpoint of Ludlow Street;

Southerly: 145' ± by the centerline of Ludlow Street; to the midpoint of Pacific Street

Westerly: 291' ± by the centerline of Pacific Street to the point of beginning.



ORIENTATION



NOTES:

1. This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property Survey the Boundary Determination Categories of which are a Resurvey of the boundary perimeter and an Original Survey of the created lot lines, each of which conform to Horizontal Accuracy Class A-2, and is intended to depict the adjustment of lot lines.
2. Total area of the surveyed parcels= 17,545 SF or 0.4028 Acres
3. Reference is made to Maps 214, 583C and 1920 of the Stamford Land Records.
4. Reference is made to instruments of record as labeled hereon.
5. Reference is made to an unrecorded map titled "Property & Topographic Survey depicting 670, 686 Pacific St. and 171 Henry St. Stamford, Connecticut, prepared for Building And Land Technology" stamped Draft 10/5/2017, and prepared by this office.
6. Reference is made to FEMA Flood Insurance Rate Map, Community City of Stamford, Number 090015, Panel 0516, Suffix G, Map Revised July 8, 2013. Subject properties do not lie within a Special Flood Hazard Zone.
7. Physical features depicted hereon represent site conditions as of November, 2017.

PROPOSED PARCEL B
AREA=5,747 SF

PROPOSED PARCEL A
AREA=11,798 SF

THIS IS AN ORIGINAL
MYLAR PRODUCED
FOR FILING ON THE
LAND RECORDS
Redniss & Mead

Approved for submission and filing.
 On 19 August 2020 By *[Signature]* Owner or Agent
 Approved for filing purposes by the Stamford Planning Board
 On 8-22-20 By *[Signature]* Chair or Secretary

PROPERTY SURVEY
 DEPICTING AN
ADJUSTMENT OF LOT LINES
 BETWEEN
686 Pacific St. and 171 Henry St.
 STAMFORD, CONNECTICUT
 PREPARED FOR
BUILDING AND LAND TECHNOLOGY

Scale: 1"=20'
 Drawn By: JPP Checked By: Date: 8/18/2020

To my knowledge and belief this map is substantially correct as noted hereon.
[Signature]
 JORGE P. PEREIRA CT. L.S. #70179
 8/18/2020
 DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.

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

Sheet No:
ADJ
 Comm. No.: 6546HP-1-236

February 2, 2021

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


Re: 670, 686, 690 Pacific Street, & 171 Henry Street - Stamford, CT

Dear Mr. Blessing:

This letter serves to authorize Redniss & Mead, Inc. (with offices at 22 First Street in Stamford, CT) to act as our agents in connection with the preparing, filing, and processing of applications required for Planning and Zoning approvals relating to the above referenced property.

Thank you for your acknowledgement of said authority.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andres Hogg'. The signature is stylized with a large 'A' and a horizontal line at the bottom.

Andres Hogg
Hogg Holdings