

ZB#221-06

To: Vineeta Mathur, Senior Planner

From: Kristin Floberg, Planner

Re: CT Statutory Referral to WestCOG from Stamford - Attached Zoning Amendment

Date: March 2, 2021

Thank you for submitting the attached referral to WestCOG.

The opinion of WestCOG staff is that the proposal is of local interest and with minimal intermunicipal impact. Therefore, it is not being forwarded to adjacent municipalities and the regional staff is making no comment.

-----Original Message-----

From: Briscoe, Tracy <TBriscoe@StamfordCT.gov>

Sent: Tuesday, March 2, 2021 12:06 PM

To: Kristin Floberg <kfloberg@westcog.org>



MAYOR
David R. Martin



**CITY OF STAMFORD
PLANNING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152**

DIRECTOR OF OPERATIONS
Mark McGrath

Land Use Bureau Chief
Ralph Blessing

Deputy Director of Planning
David W. Woods, PhD, FAICP
(203) 977-4718
dwoods@stamfordct.gov

March 11, 2021

Mr. David Stein, Chair
City of Stamford
Zoning Board
888 Washington Boulevard
Stamford, CT 06902

RE ZB APPLICATION #221-06 - RAYMOND MAZZEO (22 1st CORP.) - Text Change

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, March 9, 2021, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing the following amendments to the Zoning Regulations: **(a)** to include Pacific Street (from Dock Street to Ludlow Street) as an "Arterial Street" in the V-C (Village Commercial) Section and; **(b)** amend Article III, Section 3.B (Defined Terms) by adding "Tax Lot", "Zoning Lot" and "Zoning Lot Development Agreement."

After some discussion, the Planning Board unanimously voted to recommend **approval** of **ZB Application #221-06** and that this request is compatible with the neighborhood and consistent with 2015 Master Plan.

Sincerely,

STAMFORD PLANNING BOARD

A handwritten signature in blue ink, appearing to read "Theresa Dell".

Theresa Dell, Chair

TD/lac

CITY OF STAMFORD

MAYOR
DAVID MARTIN

DIRECTOR OF OPERATIONS
MARK McGRATH
Email: MMcGrath1@StamfordCT.gov



CITY ENGINEER
LOUIS CASOLO, JR., P.E.
Email: lcasolo@stamfordct.gov

INTEROFFICE MEMORANDUM

March 12, 2021

To: Vineeta Mathur Associate Planner

From: Willetta Capelle P.E. - Coordinator of Site Plan Reviews and Inspections

Subject:

**670 Pacific Street
Zoning Application No. 221-06, 221-07**

The Engineering Bureau received an application for a Zoning Text Change to amend Article Section 3.B of the Zoning Regulations and an application proposing a Map Change to rezone 670, 686 & 690 Pacific Street and 171 Henry Street properties to the V-C Zoning District.

The following documents were reviewed:

-Project Narrative 670, 648, 686, 690 & 692 Pacific Street and 171 Henry Street, Text Change & Zone Change for V-C Designation by Redniss & Mead, dated 2/25/21

-Zone Change Exhibit 670, 648, 686, 690 & 692 Pacific Street and 171 Henry Street by Redniss & Mead, dated 2/25/21

-Aerial Exhibit 670, 648, 686, 690 & 692 Pacific Street and 171 Henry Street by Redniss & Mead, dated 2/25/21

-Property Survey Depicting an Adjustment of Lot Lines Between 686 Pacific St. and 171 Henry St. Prepared for Building and Land Technology by Redniss & Mead, dated 8/18/20

The Engineering Bureau has determined that the Text Change and Map Change applications do not affect the jurisdiction of this department and therefore, offers no objection to the applications proceeding with the approval process.

Any proposed development shall comply with the Stamford Drainage Manual and other Engineering Bureau policies.

Please contact me at 203-977-4003 with any questions.

Reg. No. 62

CITY OF STAMFORD

MAYOR
DAVID MARTIN

DIRECTOR OF OPERATIONS
MARK MCGRATH
Email:
mmcgrath1@stamfordct.gov



ACTING BUREAU CHIEF
FRANK W. PETISE, P.E
Email: fpetise@stamfordct.gov

**OFFICE OF OPERATIONS
TRANSPORTATION, TRAFFIC & PARKING**
Tel: (203) 977-5466 Fax: (203) 977- 4004
Government Center, 888 Washington Blvd., 7th Floor
Stamford, CT 06901

INTEROFFICE MEMORANDUM

TO: ZONING BOARD OFFICE

FROM: Frank W. Petise, P.E
Acting Bureau Chief

Frank Petise

DATE: April 5, 2021

RE: ZONING BOARD

Application: 221-06/07

**670, 686 & 690 Pacific Street
Hogg Holdings**

FINDINGS

The Transportation, Traffic, and Parking Department (TTP) has reviewed the following documents related to the Text Amendment and Map Change for Applications 221-06/07:

- Zoning Board Application For a Map Change and Text Change submitted by Redniss & Mead, dated January 25th, 2021
- Property Survey prepared by Redniss and Mead, dated August 18th 2020; and
- Proposed Zoning Map changes prepared by Redniss and Mead, dated February 25th, 2021

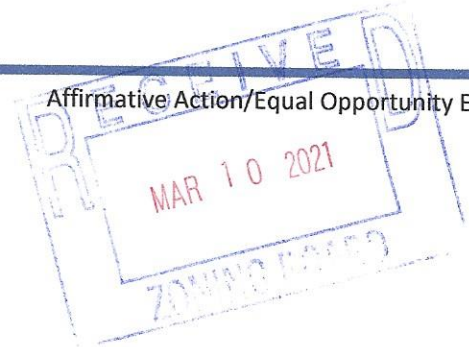
TTP is supportive of the proposed text and map change to create a Village Commercial (V-C) District along Pacific Street in the South End. The V-C District is conducive to the creation of more walkable neighborhoods through its stringent streetscape and pedestrian requirements which will ultimately strengthen the character of this neighborhood, improve public health, and reduce reliance on personal automobiles in this walkable community.

While we also support the development of new structures and uses in the context with the architecture and character of the existing neighborhood, the V-C truly promotes the preservation and development of sustainable, transit oriented and pedestrian friendly Main Streets which are in-line with our adopted Complete Streets policies. We believe including this section of Pacific Street in the V-C district will help ensure sustainable, people centered development in this neighborhood.

The Department will review any applications holistically with a focus on the development's impacts on the greater mobility network and to ensure a net positive for the community. . Any review will seek to mitigate negative impacts on the road network by ensuring strong pedestrian, bicycle, and public transit infrastructure is included.



Z# 221-07



March 10, 2021

Stamford Zoning Board
c/o Vineeta Mahur, AICP, Senior Planner
Planning and Zoning Department
Stamford Land Use Bureau
Stamford Government Center
888 Washington Blvd. – 7th Floor
Stamford, CT 06901

Re: Zoning Text Amendments, Zoning Text and Map Change for 670, 648, 686, 690, & 692 Pacific Street and 171 Henry Street

Dear Commissioners:

Thank you for notifying this office of the proposed zoning text amendments noted above. Acting as the Commissioner's staff, our office has reviewed the amendments for consistency with the policies and standards of the Connecticut Coastal Management Act (CCMA), and we find them to be consistent with the CCMA.

Please be advised that this consistency determination is based on coastal management considerations only, and does not necessarily reflect other municipal planning and zoning considerations which may apply. These comments are made in response to the review requirement contained in Section 22a-104(e) of the Connecticut General Statutes, which requires that notification be sent to the Commissioner of Energy and Environmental Protection at least 35 days prior to the commencement of the public hearing. Once notified, our office is responsible for reviewing the proposal's consistency with the policies of Section 22a-92 and the criteria of Section 22a-102(b) of the CCMA.

Should you have any questions regarding this letter, please feel free to contact me at (860) 424-3779 or by email at karen.michaels@ct.gov.

Sincerely,

Karen A. Michaels
Environmental Analyst III
Land and Water Resources Division

KAM/kam

cc: K. Michaels, DEEP
Stamford Coastal File

MAYOR
David R. Martin



DIRECTOR OF OPERATIONS
Mark McGrath

Land Use Bureau Chief
Ralph Blessing

Deputy Director of Planning
David W. Woods, PhD, FAICP
(203) 977-4718
dwoods@stamfordct.gov

**CITY OF STAMFORD
PLANNING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152**

March 11, 2021

Mr. David Stein, Chair
City of Stamford
Zoning Board
888 Washington Boulevard
Stamford, CT 06902

RE: ZB APPLICATION #221-07 - HOGG HOLDINGS (Contract Purchaser) - 648, 670, 686, 690 & 692 PACIFIC STREET and 171 HENRY STREET - Map Change

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, March 9, 2021, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to rezone 648, 670, 686, 690 & 692 Pacific Street and 171 Henry Street properties to the V-C (Village Commercial District) Zoning District.

After some discussion, the Planning Board unanimously voted to recommend *approval* of **ZB Application #221-07** and that this request is compatible with the neighborhood and consistent with Master Plan Category #4 (Residential - Medium Density Multifamily) and Master Plan Category #6 (Commercial - Arterial).

Sincerely,

STAMFORD PLANNING BOARD

A handwritten signature in blue ink, appearing to read "Theresa Dell", is written over the printed name.

Theresa Dell, Chair

TD/lac

NOTE: Sue Halpern, President, NRZ and Rev. Dr. Dawn Snell, resident at 175 Henry Street, submitted the attached documents to the Planning Board addressing concerns about this application. Both documents were forwarded to Raymond Mazzeo, Redniss & Mead.

Dear Planning Board members,

These pictures include the South End firehouse, Grace Church and New Hope Christian Church, part of the map and text changes in ZB application 221-06 & 221-07.

In the application, Redniss & Mead point out statements from the Master Plan and the 2018 South End Neighborhood study to support their request for change.

It is important to call attention to the first 22 pages of the 2018 Study that address historic preservation extensively. Even though the 2018 South End Neighborhood study is just that, a study, developers and Boards often reference it, but overlook recommendations for rehabilitation and preservation. The Study states there should be a “shared vision of protections for historic buildings, heritage and neighborhood fabric, thoughtful limits on growth of the South end “before it’s too late” and, of most importance, keep all the National Register Historic district buildings that are still standing.” The South end has lost 40% of the National Registered district.

The application fails to address the Historic Preservation Section 6.3 of the Master plan. In the first paragraph, it is stated, “it is now more important than ever for Stamford to maintain the character of historic districts and structures and ensure that new development is in keeping with the City’s historic character.”

Stamford has recently lost to demolition, the Shick portion of the Blickensderfer typewriter factory, a building preservationists have tried to save for many years.

Spot re-zoning was approved in August for the firehouse to allow a driveway and a parking lot. The parking area in front of the firehouse was dug up in September, left uncompleted with a chain link fence around it to this day. Now a request is made to repurpose the firehouse and incorporate the Grace Church into the development to add 50+ apartments and other uses.

As Vice President of the South End NRZ and Chairperson of the BOR approved South End Local Historic District Study Group, I can say that the developer has NOT reached out to the community, even with a mailing, regarding this plan to change one of our “Main Streets” and the heart of the South End National Registered neighborhood. We understand the Pandemic has prevented in-person public meetings but has not deterred applications from being filed. Before applications are brought before a Board for review, there should be some outreach to the community. Our Local Historic Study Committee differs from prior studies by providing the communities own “voice” to review impact of land use planning decisions and recommendations to change the 2015 Master Plan. The work of our Committee warrants a request to hold on these requested map and text changes at this time. We would like to review approaches, as a team with Land use members, HPAC, and HNP for restoring the architectural character and historic integrity of the neighborhood.

Thank you for listening to our appeal requesting balanced, thoughtful development working together with the existing long time South End historic property homeowners.

Respectfully,
Sue Halpern







From: Psalm91 <igtthvctrydawn@aol.com>
Date: March 9, 2021 at 1:44:14 PM EST
To: "Dell, Theresa" <TDell@stamfordct.gov>
Subject: Request to Speak at tonight's Board Meeting

Good Afternoon,

I am requesting to lift up my voice at tonight's Board Meeting in reference to prospective apartment units to be situated behind my property at 175 Henry Street..

Thanking You in advance,

Regards,

Rev Dr Dawn C Snell

203-722-0247

[Sent from the all new Aol app for iOS](#)