

Michael Battinelli Steven Garst Barry Michelson

April 25,2022

TO: David Stein

Stamford Zoning Board

Re: Protest Petition

Appeal Application, 222-08

Additional Petitions are being submitted on this date.

Michael Battinelli

Stephen Garst &

Barry Michelson

Michael Battinelli

Steven Garst

RECEIVED

APR 25 2022

ZONING BOARD

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### April 22, 2022

To: Ralph Blessing - Land Use Dept

David Stein, Chairman, Zoning Board

Petition to Appeal Zoning Board Approval No. 222-08 Re:

Please find enclosed signed petitions for the opposing Appeal Zoning Board Approval No. 222-08

We, the undersigned, landowners within the City of Stamford affected by the approved as modified

regulations, Application 222-08, amending Section 9.G, subsection 9.G.4 (Standards) and any and all related footnotes, do hereby oppose and protest against the text amendment approved by the Zoning Board.

This Petition is required as this text change approval potentially immortalizes the previous increase in density that is under appeal by a previous Protest Petition (221-20) and introduces new zoning standards in the C-D zones.

Stamford Neighborhoods Coalition

Mike Battinelli

Stephen Garst

**Barry Michaelson** 

Stamford Neighborhoods Coalition

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ZONING BOARD

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### **PETITION**

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Frenk Macchi	FIRANK PMACCH	WOO-104 Center Street
Reihard Gram	Richard Cenami	100-104 Center Stree
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Richard Enami	Richard Conami	7 Richards Avenue



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Signature	Printed Name	Address
Deboval Fasoli	Deborah Fasoli	38 Terrace Avenue Stamford, CT 0690
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Deborah Parke	Deborah Parker	45 Clover Hill Driv Stamford Obgo.
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The Approval of the Zoning Board s	hould be overturned.		
Signature	Printed Name	Address	
Carofn Konganiello	Carolyn Manganiella	) 17 Applebee Rd	
in with	Michael Manganiello	17 Apple bee Rd. Stan	ford C 06909
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Signature	Printed	Name Address
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Gail	Macari	60 Camore St.
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Signature	Printed Name	Address
Frely Bo	e FRED BOUX	45 CAMORE ST
Jayce Bor	a Joyce Bova	45 Camore S

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Randolph H. Linter		49 Dubois St.
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Alle 12	H. J. DEVIGN	IT OUD BARN R
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Dolm Sponol	LOS JOHN SPANA	5/408
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Pamelista	le 15 A.v. 11-	15 Rhoth 11 Dr. Stamford (Tub (U)



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Signature	Printed Name	Address
Angela Salusso	- Angela Galasso	24 Terrace Ave.
Donald Coffee	- Angela Galasso - DOWARD HARTOUR	24 TERRNO Ac
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Signature	Printed Name	Address
PA	PAULA BYRNE	5/CLOVER HILL OR
2.2th	LINDA LATTARULO	51 CLOVER MILL DR
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The Approval of the Zoning Board s Signature	TO 1 1 1 3 T	Address
Mark A. Cell	V MARK S. LEBO	W 52 TERRACE AV
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Kty Bostram	196 Clay Hill Rd	STAMFORD G OG	is W
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Signature Viel Chilli	L VICTOR CHETCHET	
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The Approval of the Zoning B	Printed Name	Address 134 Old Barn Rd.N. udez Stam Brd, CT 069
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The Approval of the Zoning I	Board should be overturned.	
Signature	Printed Name	Address
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Signature	Printed Name	Address	
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Signature	Printed Name	Address	
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Danielle McGahran	Danielle	McGahran	17 Camore S.
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The Approval of the Signature		Printed Name		Address	
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The Approval of the Zoning Board sh Signature	ABHISHEK KUMAR	Address 40 DUBOLL ST STAMFORD 06905
Nirebshir	MINAKSHE CHOUDHARY	40 DUBOLS ST STAMFORD CT 0690



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Signature	Printed Name	Address
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		Auco 36 Old Barry Stamfold, Ct
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Signatures of landowners within the City

#### **PETITION**

To: Zoning Board of the City of Stamford

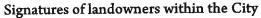
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Signature	Printed Name	Address	
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Signature	Printed Name	Address
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To: Zoning Board of the City of Stamford

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The Master Plan and the resultant zoning regulations are to assure orderly, balanced growth and development. The Zoning Board routinely approves applications for text and map changes to the regulations for build to suit situations for the purposes of increasing density leading to over -development, crowding and congestion. This piecemeal approach to zoning is not consistent with Master Plan objectives for balanced growth and development.

**Printed Name** 

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Feelin R. Wulang	FAEDRIC R. DOLANEY	STAWFORD, CT 06902
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100 1		97 BARNES PODD
mulb Siege	NEILBSIEGEL	STAMFORD CT
		97 BARNES RD.
lizabeth liegel	ELIZABETH SIEGE	L STAMFORD, CT
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Signature	Printed Name		Address
	Karen	Turonen	110 Barnes K
			Hamford 06909





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The Approval of the Zoning Board sh Signature	NELLIAM L. ANSON	Address 27 BAMES RD WES
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	y one unit or tax record	



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Morana & Day	Monica Woo	71 BARNES RO	
Much	PJUNE WANG	67 BARNES RD, STAN	NFE



Signatures of landowners within the City

#### **PETITION**

## To: Zoning Board of the City of Stamford

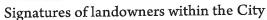
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The Approval of the Zoning Board should be a signature	Id be overturned. Printed Name F. E. BERGLAS	Address 63 BARNES RD STAMFORD 06902
Days I Berglas	GAYE BERGLAS	63 BARNES RD STANLFORD OBJOZ 63 BARNES RD. STAMFORD CT 06902





# To: Zoning Board of the City of Stamford

We, the undersigned, landowners within the City of Stamford affected by the approved as modified regulations, Application 222-08, amending Section 9.G, subsection 9.G.4 (Standards) and any and all related footnotes, do hereby oppose and protest against the text amendment approved by the Zoning Board. This Petition is required as this text change approval potentially immortalizes the previous increase in density that is under appeal by a previous Protest Petition (221-20) and introduces new zoning standards in the C-D zones.

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## Signatures of landowners within the City

## PETITION

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The Approval of the Zoning Boar	d should be overturned.		
Signature	Printed Name	Address	
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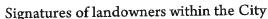
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The Approval of the Zoning Board : Signature	Printed Name	Address
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Jack	Nora Tung	SY Barnes Rd Stan







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Signature	Printed Name	Address
Disau poplican	Susaw Josephson	108 BARNES ROAD
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	Signature unis	sing



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Signature	Printed Name	Address
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	Gerard Wein Sey	4 Barnes RD West Stamford CT 06907 4 Barnes Bool Way
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The intense magnitude standard of between 1 residential standard of accommodate senior has incompatible and cumulatively increase to Bulls Head.

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condos

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e orderly, balanced growth and r text and map changes to the ity leading to over -development, stent with Master Plan objectives

The Approval of the Zon

for balanced growth and

Signature Printed Name Address

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The Approval of the Zoning Board	should be overturned.	2
Signature	Printed Name	Address
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V	"JACK" CLARK FRANCIS	
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The Approval of the Zoning Board s Signature	hould be overturned.  Printed Name  Susan H Kerry	Address
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Ach	The Approval of the Zoning Bo Signature	oard should be overturned. Printed Name Gabriella Kallay	Address 122 FieldStone Tobaco

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S	Signature	Printed Name	Address	
L	Bur	GREY BURNS	32 Goodwin ST	
	erol. Burs	Janue Burns	32 Goodwin Sy	
		GREG BURNS	22 Cloubly Rd	
S	wiceH. Burn	Ornice Burns	22 Clourly Rd	
Ly	Burn	GREG BURNS	876/enbnook Rd 91	
	uce H. Buras	JANICE BURNS	87 Glerbrook Rd 9-C	

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Signature Printed Name Address  Burns 38 PARKON AV  Sanite Burns 38 Goodwin ST  Sanite Burns 38 Goodwin ST  Sanite Burns 38 Goodwin ST	The Approval of the Zoning Board should be overturned.				
Ly Bueno Groy BURNS 38 GOODWIN ST	Signature	Printed Name	Address		
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Signature	Printed Name	Address	P
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Day Buro	GREG BURNS	19 OAK ST	41
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The Approval of the Zoning Board	- 11	
Signature	Printed Name	Address
Fre Burn	GREY BURNS	Address NV 34 PARKOR AU
Just. Burn	SANICE BURNS	34 PARKER AU
Gr. Buns	GREG BURNS	30 PARKON AUNS
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An Buero	GREG BURNS	26+28 PARKORAU
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The Approval of the Zoning Board s	///	
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The Approval of the Zoning Boar	rd should be overturned. Printed Name	Address
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	The Approval of the Zoning Box Signature	ard should be overturned. Printed Name Romanica	Address <b>V</b>
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Dag mm	DMALAIZIKEY	Address NV 80 OAKLAWN AVE
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Signature	Printed Name	Address		
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Catherine & March Catherine L. March	-10
Floule P March Frank Portacch	1000
Catherine L. Marchia Catherine L. March	10 89 Clovelly Road
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To: Zoning Board of the City of Stamford

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The Master Plan and the resultant zoning regulations are to assure orderly, balanced growth and development. The Zoning Board routinely approves applications for text and map changes to the regulations for build to suit situations for the purposes of increasing density leading to over -development, crowding and congestion. This piecemeal approach to zoning is not consistent with Master Plan objectives for balanced growth and development.

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Signature	Printed Name	Address	MV
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The Approval of the Zoning Boat Signature	Printed Name	Address 159 CRYSTAL LAKE R	D. <b>N</b>
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Leslie a. Loop	Leslie A. Loop	18 Twin Hills Rd.
Can Clary	(Com 1 200)	11 (1 NV
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XA V	/)	120 Snowing 1
	100	11
Flan Charley	Elleen C. DeWarkey	2 Wilder Road
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# Regards, HP Team

Signatures of landowners within the City

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P. Gruss	Phyllis Grosso	10 Snow Crystulla	n
THAMA	Carla Pileggi Cavido	33 Sun Dance Road	1 St
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Neighborhood Coalition

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Signature	Printed Name	Address
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anys.	Emily Spoto	38 Bertmor Driv
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M. Ling	Michael A. Langschultz	232 Sun Dance Rd
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## Signatures of landowners within the City

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## 203-273-1563

CONFIDENTIALITY NOTICE: The information contained in this transmission may contain privileged and confidential information, including information protected by federal and state privacy laws. It is intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution, or duplication of this communication is strictly prohibited. Destroy all copies of the original message and please contact the sender by reply email.

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The Master Plan and the resultant zoning regulations are to assure orderly, balanced growth and development. The Zoning Board routinely approves applications for text and map changes to the regulations for build to suit situations for the purposes of increasing density leading to over -development, crowding and congestion. This piecemeal approach to zoning is not consistent with Master Plan objectives for balanced growth and development.

The Approval of the Zoning Board should be overturned.

Severly M. Benson Beverly M. Benson 51 Waterview Way, Stamford CT Tobert C. Berson ROBERT CBENSON " W

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## PETITION

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Neighborhood Coalition Bollshead

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Neighborhood Coalition



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Signature Printed Name Address

Marcela Barraza 245 Styview Or. Stamford

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To: Zoning Board of the City of Stamford

We, the undersigned, landowners within the City of Stamford affected by the approved as modified regulations, Application 222-08, amending Section 9.G, subsection 9.G.4 (Standards) and any and all related footnotes, do hereby oppose and protest against the text amendment approved by the Zoning Board. This Petition is required as this text change approval potentially immortalizes the previous increase in density that is under appeal by a previous Protest Petition (221-20) and introduces new zoning standards in the C-D zones.

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The Approval of the Zoning Board s Signature	Printed Name	Address
Horriz Jambury	Worni Tambunno	19 Vingjardlane Stamford CT 00902
MILA	Ronnie Tambonia	579 VineyARD CARE Stambel CT 06800
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The Approval of the Zoning Board	should be overturned.		
Signature	Printed Name	Address	
Stacy Noughton	Stacey Naughton	67 Clay Hill RD	N
Ian Roth	Ian Roth	67 Clay Hill Rd	N
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Neighborhood Coalition

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Signature	Printed Name	Address	,
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Laurence	the however.	of Jordan 8 he	ona Dr 06907W

Neighborhood Coalition



### To: Zoning Board of the City of Stamford

We, the undersigned owners of the property within the city of Stamford affected by the approved as modified regulations, Application 222-01, known as Omnibus Text Changes Clean Up3 solidified by the Zoning Board, do hereby oppose and protest against the text amendment.

The Zoning Board has promulgated regulations inconsistent with the Master Plan. The Master Plan provides for the preservation and enhancement of Stamford's low and medium low density residential neighborhoods and the preservation of the existing land use character to protect neighborhood stability and protect property values. The proposed text changes could permit levels of development and density that could exceed, be incompatible with and be out of character with the surrounding residential neighborhoods.

Substantive changes were made to these regulations after the public portion of the meeting was closed and no further public comment could be made. The regulations permit conversions from commercial to residential use of existing conforming or legally non-conforming buildings, in whole or in part, as of right, (without a public hearing) except where the building is located in certain industrial districts. Additionally, these regulations would permit the modifications of any underlying zoning requirements administratively (without public hearings or input) including parking requirements (reduced by up to 20%), building height (increased by up to 1 story)and usable open space (reduced by up to 50%).

The Zoning Board has acted capriciously and wantonly, approving text changes to the Zoning Regulations that include provisions for use and excessive density that are presently under appeal (Application 221-20). The Board has demonstrated a blatant disregard for the public, contempt for the petitioners' right to appeal, the appeal presently pending, the decisions rendered by the Supreme Court of Connecticut which should have validated the referral of the previous petition, and Section C6-40-8 of the City Code of Ordinances, which stats "The Zoning Board shall not hear any application or applications relating to the same amendment, or substantially the same amendment, more than once in a period of twelve months..." The Approval of the Zoning Board should be overturned and the voting Zoning Board members rebuked for their shameless behavior and conduct.

Signature	Printed Name	Address	
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#### **PETITION**

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The Approval of the Zoning Board			141
Signature	Printed Name	Address	4/4
Luisa Nanos	Luisa Nanas	Address 51 Clay Hill Ro	1. Stamfod CT 06905
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/ Signature	Printed Name	Address
Kathy Davias	KAthy Davias	1381 Hope St, Stembra
Vision	Michael Davius	1381 Hope St Stanfel

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Signature	Printed Name	Address	
M. Sutter	MICHAEL BATTINELLI	275 CULLODEN RO	
Jane State	Rosannu Battinelli	225 CULLODEN RO	Vo/
Michal Bother	Michele Battinelli	3 Kenilworth Dr. W.	W
Michile Pope	Michell Pope	1457 Riverbank Rd	w
Jak J. The	Poster Perc	1451 Riveley4 & A	W

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Signature	Printed Name	Address	
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Signature	Printed Name	Address	W
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Signatures of landowners within the City

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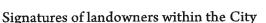
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Neighborhood Coalition

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COLIN SIMPSON 9 HOWES AVE, STAMPFORD

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/	The Approval of the Zoning Board Signature	should be overturned.  Printed Name  Audrey Smith	Gledar Tree (K Stam ford, CT 06
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Signature	Printed Name	Address
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The Approval of the Zoning Boar Signature	d should be overturned.  Printed Name	Address	N
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Neighborhood Coalition



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The Approval of the	Zoning Board should	l be overturned	1.		
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The Approval of the Zoning Bo Signature	Address 190 By OAR Rd, Significant Bo	1.68

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The Approval of the Zoning Board shou Signature	Printed Name	Address 97 CAWILENCE Hill	rd. U
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Neighborhood Coalition

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	ing Board should be overturned. Printed Name	Address
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			Address	
Karen	Davis	Karen Davis	Address  93 Cardinal Lane  Stamford CT  06902	N
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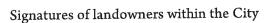
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Beverly Frank	BEVERLY FRI	ANK 30 RYCE DAKS DR STAMFORD, CTO6902
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The intense magnitude of the project additionally increases building coverage from a non-residential standard of between 10% and 12% to 17% for senior housing. Residential height is set to increase from a residential standard of 3 stories or 35 feet to a commercial standard of the lesser of 4 stories or 60 feet, to accommodate senior housing and nursing home facilities at a density of up to 14 units per acre. This density is incompatible and out of character with the surrounding residential neighborhoods and would cumulatively increase traffic at an already congested throughfare and intersection on Long Ridge Road near Bulls Head.

The Approval of the Zoning Board	l should be overturned.		
Signature	Printed Name	Address	
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4/21/2022

#### **PETITION**

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The Approval of the Zoning Board Signature	should be overturned. Printed Name	Address	W
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#### Signatures of landowners within the City

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The Approval of the Zoning Board sho Signature Carole R. Lukliu	Printed Name  CAROLE R. STECKLER	Address  50 WATERV,  STAMFORD CT.	NV EW Way

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Signature	Printed Name	Address	WV
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Colar Way	ALAN WEXL	19 RIVER OAKS Dr	- Stamford
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