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

RECEIVED

SEP 6 2022

ZONING BOARD

September 1, 2022

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

RE: ZB APPLICATION #222-28 - CITY OF STAMFORD ZONING BOARD - Text Change

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, August 30, 2022, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to amend Section 5.E Use Regulations to add definitions and regulations related to Accessory Dwelling Units (ADU), amend Section 4 District Regulations to add ADU as a permitted use, amend Appendix B, Table III and Appendix A, Table I to add ADU as a permitted use. (NOTE: The Planning Board reviewed the most up-to-date version of the ADU Text Change that could have been amended through August 30, 2022 and afterward.)

After considerable discussion, Ms. Godzeno recommended **approval** of **ZB Application #222-28** with the recommendation the Zoning Board consider (a) Item No. 4: Lower lot area of at least 10,000 sq. ft. to be more consistent with the typical R-10 zone parcel; and (b) Item Nos. 5 and 6: clarify the rationale of these occupancy and square footage thresholds. The Planning Board understands the purpose of this Text Change and the September Public Hearing is to support the Zoning Board's intention to opt-out of the Connecticut state-proposed regulations regarding ADUs, and instead adopt its own ADU regulations by or before January 1, 2023. Should the Text Change adoption be delayed beyond the September hearing, we recommend that State opt-out procedures begin immediately, alongside expeditious adoption of Text Changes to add ADUs to the zoning code. This request is compatible with the affected neighborhoods and consistent with 2015 Master Plan.

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac

CITY OF STAMFORD

MAYOR
CAROLINE SIMMONS

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MATT QUINONES
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CITY ENGINEER
LOUIS CASOLO, JR., P.E.
Email: LCasolo@StamfordCT.gov

INTEROFFICE MEMORANDUM

August 24, 2022

To: Vineeta Mathur Associate Planner

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

Subject:
888 Washington Boulevard - City of Stamford
Zoning Application No. 222-28

The Engineering Bureau received documents for a Zoning Text Change proposing to amend Section 5.E use regulations to add definitions and regulations related to accessory dwelling units (ADU), amend Section 4 District regulations to add ADU as a permitted use and amend Appendix B Table III and Appendix A Table I to add ADU as a permitted use.

The proposed Text Change does not affect the authority of the Engineering Bureau, and therefore, the Engineering Bureau offers no objection to the proposed amendment.

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

Reg. No. 239

Memo To: Vineeta Mathur, Principal Planner
Zoning Board, Stamford

From: Pamela B. Fausty, Environmental Analyst
Environmental Protection Board

Subject: Application 222-28
City of Stamford, Zoning Board
Text Change - Accessory Dwelling Units (ADU)

Date: September 20, 2022

Environmental Protection Board Staff has reviewed the proposed Text Change under application ZB 222-28, to amend pertinent sections of Zoning Regulations related to accessory dwelling units (ADU) and offers the following recommendation:

Requirement for submittal of a plan to EPB in the early stages of the review process, outlining all activities* associated with the establishment of a proposed ADU to evaluate potential impacts on wetlands, Upland Review Areas (wetland/watercourse setbacks), flood hazard areas, and Conservation Easements, and to insure compliance with Inland Wetland, flood prone area, and coastal area management regulations.

* Activities include but are not limited to: site disturbance related to construction, installation/repair of septic systems, installation of drainage systems, and improvements to structures located within special flood hazard areas.

Thank you for the opportunity to comment.

To: Vineeta Mathur, Principal Planner

From: Kristin Floberg, Senior Planner

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

Date: September 2, 2022

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.

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

Sent: Friday, August 19, 2022 3:50 PM

To: Kristin Floberg <kfloberg@westcog.org>

Subject: City of Stamford - Zoning Board - New application 222-28

Hi Kristin,

Please see attached an application for your review and comments.

Thanks Tracy