

STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, JUNE 4, 2019
REGULAR MEETING & PUBLIC HEARING
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT

Regular Meeting - 6:30 p.m. / Public Hearing - 7:00 p.m.

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Jennifer Godzeno, Secretary (Arrived at 6:35 p.m. & left at 9:00 p.m.); and Michael Buccino. Alternates: William Levin and Roger Quick. Absent: Michael Totilo, Voting Member and Claire Fishman, Alternate. Present for staff: David W. Woods, PhD, AICP, Deputy Director of Planning. Other Staff present: Ralph Blessing, Land Use Bureau Chief and Garrett S. Bolella, PE, PTOE, Traffic Engineer - Transportation, Traffic & Parking Bureau

Ms. Dell called the meeting to order at 6:30 p.m. and introduced the members of the Board and staff present.

Ms. Dell called for a motion to “Walk on” a Request for Authorization for the Extension to the SoundWaters Lease. Mr. Tepper made a motion to Walk on the Extension to the SoundWaters Lease; Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Quick, Levin and Tepper).

Ms. Dell then called for a motion to move forward the Request for Authorization for the Extension to the Soundwaters Lease. Mr. Tepper made a motion to move the Extension to the SoundWaters Lease forward; Mr. Levin seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Quick, Levin and Tepper).

REQUEST FOR AUTHORIZATION: (WALK-ON)

EXTENSION TO THE SOUNDWATERS LEASE: Amended and Restated Lease and Assignment of Rights of a portion of the premises known as John J. Boccuzzi Park a/k/a Southfield Beach Park a/k/a Boccuzzi Park by the City of Stamford to Soundwaters, Inc.

Ms. Dell asked Dr. Woods to make a brief statement and then called Dr. Leigh Shemitz, President of SoundWaters, to address the Board, who made a brief presentation outlining the three changes to the lease which are: (1) resetting the time of the lease for 50 years; (2) moving the site away from the water and out of the flood zone and (3) having the lease conform to the Master Plan for Boccuzzi Park. Dr. Shemitz then answered questions from the Board. (*Hand-out submitted*)

After a brief discussion, Mr. Buccino recommended approval of the Extension to the SoundWaters Lease and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter and finds this request to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Mr. Levin seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Quick, Levin and Tepper).

PRESENTATION AND ACCEPTANCE OF STAMFORD BICYCLE & PEDESTRIAN MASTER PLAN: **CITY OF STAMFORD MASTER PLAN IMPLEMENTATION STRATEGY #4C.3-A:** **Fund and Create a Citywide Bicycle & Pedestrian Plan.**

Over the last three years, the City has developed the Bicycle and Pedestrian Master Plan to provide a framework for an important element of the City’s multimodal transportation system.

Garrett S. Bolella, PE, PTOE, Traffic Engineer for the Transportation, Traffic and Parking Bureau made a presentation of the key elements of the Stamford Bicycle & Pedestrian Plan. Garrett served as the Project Manager for the City where it was requested the Planning Board accept this Plan. Please note: this Plan lays out the framework in which to meet the vision of the City of Stamford as a “place where people of all ages and abilities can safely and conveniently walk and bicycle to access all destinations.” This Plan shows a small percentage of residents currently bicycle; but if safety is increased, a measurable

number of more people indicated they would ride. The Plan also focuses on creating a safer environment for pedestrians, and the Plan will be used for the writing of grants, requesting project specific capital budget, and giving guidance for the Land Use Boards, Planning and Transportation Department staff.

After a brief discussion, Ms. Dell called for a motion to accept the Stamford Bicycle & Pedestrian Master Plan.

Mr. Quick made a motion to accept the Stamford Bicycle & Pedestrian Master Plan; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Quick, and Tepper).

Ms. Dell called for a 5 minute break to setup for the Public Hearing.

PUBLIC HEARING BEGAN AT 7:10 P.M.

Ms. Dell opened the Public Hearing for Master Plan Amendment #MP-435.

MASTER PLAN AMENDMENT:

MASTER PLAN AMENDMENT #MP-435 - MAP CHANGE - Mill River Park - 0 Green Street; Mill River Park between Whittaker Place & West Park Place; and 26 Main Street (Stamford Manor): In order to make the underlying Master Plan consistent with the underlying uses for Mill River Park, The Mill River Collaborative is requesting the Planning Board amend the City of Stamford Master Plan Map to change a portion of properties currently located in Master Plan Category #3 (Residential - Low Density Multifamily), Master Plan Category #9 (Urban Mixed-Use) and Master Plan Category #14 (Open Space - Public Parks) to Master Plan Category #5 (Residential - Medium Density Multifamily) and Master Plan Category #14 (Open Space - Public Parks).

Ms. Dell asked Ms. Godzeno to read the Legal Notice into the record:

APPL. MP-435 - Notice is hereby given the Planning Board of the City of Stamford, CT will conduct a Public Hearing on **Tuesday, June 4, 2019 at 7:00 p.m.** in the Cafeteria, 4th Floor, Government Center Building, 888 Washington Boulevard, Stamford, CT to consider the application of the Mill River Cooperative to amend the City of Stamford Master Plan Map to change a portion of properties currently located in Master Plan Category #3 (Residential - Low Density Multifamily); Master Plan Category #9 (Urban Mixed-Use) and Master Plan Category #14 (Open Space - Public Parks) to Master Plan Category #5 (Residential - High Density Multifamily) and Master Plan Category #14 (Open Space - Public Parks). The subject properties are commonly known as 0 Green Street; Mill River Park between Whittaker Place and West Park Place; and 26 Main Street (Stamford Manor) and are further described as follows:

Area I: Land to be changed from Master Plan Category #3 (Residential - Low Density Multifamily) to Master Plan Category #14 (Open Space - Public Parks):

Property fronting on the north side of Green Street, known as 0 Green Street.

Area II: Land to be changed from Master Plan Category #9 (Urban Mixed-Use) to Master Plan Category #14 (Open Space - Public Parks):

Property fronting on the south side of Whittaker Place.
Property fronting on the west side of Washington Boulevard.
Property fronting on the north side of West Park Place.

Area III: Land to be changed from Master Plan Category #14 (Open Space - Public Parks) to Master Plan Category #5 (Residential - High Density Multifamily):

Property fronting the north side of Main Street, known as 26 Main Street (Stamford Manor).

ATTEST: THERESA DELL, CHAIR
PLANNING BOARD

Dated at the City of Stamford, CT this 23th day of May 2019

Dr. Woods stated that as part of the Master Plan adoption process in 2014, the Planning Board, staff and consultants all missed focusing on the Mill River Park, which originally was planned for a large high-density multifamily residential development. The purpose of these three Master Plan amendments is to put the Mill River Park in the correct Master Plan Categories.

Ms. Dell called for comments from the residents in attendance. Mr. Kevin Monahan asked to come before the Board to ask a question related to Area III and Stamford Manor.

As the Board had no further questions and there were no other comments from the residents, Ms. Dell closed the public portion of the hearing.

Ms. Dell closed the Public Hearing.

After a brief discussion, Mr. Levin recommended **approval** of *Master Plan Amendment #MP-435* and that this request is compatible with the neighborhood and consistent with Master Plan Category #5 (Residential - Medium Density Multifamily) and Master Plan Category #14 (Open Space - Public Parks); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Levin and Tepper).

Ms. Dell called for a 2 minute break.

Ms. Dell called the Regular Meeting back to order.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #219-13 - CITY OF STAMFORD ZONING BOARD - SHARED PARKING - Text Change:** The proposed Text Amendment to Zoning Ordinance Section 12 is intended to expand the applicability of the Shared Parking provisions that currently exist in the Zoning Regulations. The regulation currently applies within MX-D, V-C, NX-D, CSC-D, SRD-S, SRD-N, CC-N, C-G, C-L and CW-D Districts.

Dr. Woods, Ralph Blessing, Land Use Bureau Chief and Garrett S. Bolella, PE, PTOE, Traffic Engineer for the Transportation, Traffic and Parking Bureau made a brief presentation as to why this Text Amendment is necessary and broadening the current Shared Parking provision to all districts would allow efficient use of existing parking resources and reduce the cost of future development. The proposed Text Amendment will also enable shared parking arrangements to be put into place for the benefit of the commuting population where the parking demand of an existing or proposed use occurs outside the hours of commuter parking.

After some discussion, Ms. Godzeno recommended **approval** of *ZB Application #219-13* and that this request is compatible with the neighborhood and consistent with the 2015 Master Plan; Mr. Levin seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Levin and Tepper).

2. **ZB APPLICATION #219-09 - CITY OF STAMFORD ZONING BOARD - Text Change:** Applicant is proposing to add Definition 26.15 (“Contractor’s Material Storage Yard”) and 40.5 (“Gardening Supplies, Retail”) to Article II, Section 3 of the City of Stamford Zoning Regulations (“Definitions”) and amend Appendix A, Table II to mark the zoning districts where the two uses are permitted.

The Zoning Text Amendment proposed by the City of Stamford Zoning Board would add definitions for “Contractor’s Material Storage Yard” and “Gardening Supplies, Retail” to Article II, Section 3 of the City of Stamford Zoning Regulations (“Definitions”). Both uses are already listed in Appendix A, Table II of the City of Stamford Zoning Regulations, “Permitted Uses in Commercial and Industrial Districts Only,” as Uses 87 and 111, respectively. The Contractor’s Material Storage Yard Use would be permitted in M-L and M-G industrial districts, as currently allowed. Gardening Supplies, Retail would be permitted in C-N, C-B, C-L, C-G, C-I, M-L, and M-G commercial and industrial districts where it is currently allowed as an as-of-right use. It would be eliminated as a permitted use in the CC-N Downtown district. Appendix A, Table II would be updated accordingly. The proposed Text Change is a clarification of existing regulations and not expected to create any adverse impacts.

Dr. Woods made a presentation and answered questions from the Board.

After a brief discussion, Mr. Tepper recommended **approval** of **ZB Application #219-09** and that this request is compatible with the neighborhood and consistent with the 2015 Master Plan; Mr. Quick seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Quick and Tepper).

Before moving on to the next agenda item, for clean-up to Master Plan Amendment #MP-435, Ms. Dell stated the Planning Board was questioning the email sent in by Jonathan Gottlieb, Vice President, Rippowam Corporation (*Attached*) and was asking for a more formal letter stating the property will not be sold and is in perpetuity to be low income affordable housing. Dr. Woods stated he would contact Mr. Gottlieb for such letter.

PRESENTATION:

OMNIBUS ZONING - TEXT CHANGE:

The Omnibus Text Change will reorganize, streamline and update Stamford’s Zoning Regulations. The goal is to make the regulations more user-friendly, eliminate inconsistencies, incorporate new State and Federal mandates and implement the City’s Master Plan. This Text Change will affect many districts and many aspects of Zoning, from parking to affordable housing and from street trees to historic preservation.

Ms. Dell Stated this is just a presentation and no comments would be allowed from the audience. Ms. Dell also stated the Planning Board did receive the email submitted by Ms. Elizabeth McCauley along with the three attachments (Omnibus Agenda from the meeting held on April 23, 2019, a letter to Mayor David Martin dated May 7, 2019 and a letter to the Board of Representatives dated May 17, 2019) and would be made part of the record.

Ralph Blessing, Land Use Bureau Chief made a presentation outlining the key elements of the Omnibus Zoning Amendment we have been working on for the last 10 months. Staff originally thought the Board would be able to make a decision on this Text Change at its June 25, 2019 meeting but realized the timeline was under estimated and after some discussion, it was decided to allow more time for comments to be collected and incorporated into the Text Change and would bring this back to a meeting in August or September; **not** to the June 25, 2019 meeting.

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:

MOLD TASK FORCE (MTF) [Total Request - \$25,000,000.00]: On October 29, 2018 the Mold Task Force was formed with the purpose of overseeing and actively managing the indoor air quality crisis within our Stamford Public School buildings. The MTF made the following commitments: (a) address the immediate mold conditions and the underlying water-intrusion issues; (b) design and implement medium to longer-term capital projects to remedy the building envelope and HVAC issues; and (c) design a proper ongoing maintenance structure to ensure that our buildings do not fall back into a state of disrepair. While we have not completed the first phase of surface mold cleaning in all of our

buildings, we are at a point where "maintenance" is appropriately transitioning into "capital" upgrades. Some of these capital upgrades will be traditional projects that we design and bid out, while others will continue to have work done by construction management firms currently hired by the MTF and actively working in the buildings. The following schools will fall under this current request:

School	FY 18/19 Amount Fund Source: Bond (City)	Capital Forecast						Total
		FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	
Northeast (#CPBM07)	\$5,000,000.00	0	0	0	0	0	0	\$5,000,000.00
Rippowam (#CPBM26)	\$5,000,000.00	0	0	0	0	0	0	\$5,000,000.00
Springdale (#CPBM13)	\$5,000,000.00	0	0	0	0	0	0	\$5,000,000.00
Stamford (#CPBM31)	\$5,000,000.00	0	0	0	0	0	0	\$5,000,000.00
Stillmeadow (#CPBM15)	\$5,000,000.00	0	0	0	0	0	0	\$5,000,000.00
Grand Total	\$25,000,000.00	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000,000.00

These requests are new supplemental appropriations. On July 1, 2019 there will be a Closeout Request for \$10 million which was approved in the Capital Budget process.

After a brief discussion, Mr. Levin recommended approval of the Mold Task Force Request for a total amount of \$25,000,000.00 and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter and finds this request to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Quick, Levin and Tepper).

PLANNING BOARD MEETING MINUTES:

March 19, 2019 (Tabled from April 9, April 23, May 7, and May 21, 2019) - If a quorum

The minutes of March 19, 2019 were again TABLED until the June 25, 2019 meeting as there were not enough members present who were in attendance at this meeting to vote.

May 21, 2019: After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Minutes of May 21, 2019; Mr. Levin seconded the motion, and passed unanimously with eligible members present voting, 4-0 (Dell, Levin, Quick and Tepper). (Mr. Buccino was ineligible to vote as he was absent at the May 21, 2019 meeting.)

OLD BUSINESS:

Mr. Quick asked about Canal Street and the Frederick Clark Traffic Study in the South End and had asked to see the Traffic Departments comments as Dr. Woods has previously stated he would obtain Jim Travers' comments.

NEW BUSINESS:

Next regularly scheduled Planning Board meeting is:

June 25, 2019

No Meetings Scheduled for July - Planning Board on Hiatus

August 6, 2019

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 9:15 p.m.

Respectfully Submitted,

Jennifer Godzeno, Secretary
Stamford Planning Board

NOTE: These proceedings were recorded on video and audio and are available for review in the Land Use Bureau located on the 7th Floor of the Government Center, 888 Washington Boulevard, during regular business hours.

From: "**Gottlieb, Jonathan**" <JGottlieb@CharterOakCommunities.org>
Date: Tue, Jun 4, 2019 at 1:38 PM -0400
Subject: Master Plan Revisions
To: "Woods, David" <DWoods@StamfordCT.gov>
Cc: "Tufo, Vincent" <VTufo@CharterOakCommunities.org>

David,

Charter Oak Communities is aware of the proposed revisions to the land use classification of its property known as Stamford Manor, located at 26 Main Street. This property is a 215 unit multifamily development serving low-income senior and disabled residents. We anticipate continuing the present use of the property indefinitely, and the proposed reclassification of the site to multifamily residential from Mill River parkland will be more accurate. Thanks very much.

Jonathan Gottlieb, Vice President
Rippowam Corporation
40 Clinton Avenue, Suite 101
Stamford, CT 06901
(203) 977-1400 ext. 3405
(203) 977-8522 (fax)

From: Elizabeth McCauley [mailto:mccauleyeliz3@yahoo.com]

Sent: Sunday, June 02, 2019 8:28 PM

To: Woods, David; Capp, Lesley; Dell, Theresa; Tepper, Jay; Totilo, Michael; jgodenzo@Stamfordct.gov; Buccino, Michael; Levin, William; Quick, Roger; Fishman, Claire

Cc: Blessing, Ralph; Terry Adam; Susan Halpern; Sheila Barney

Subject: Planning Board Meeting - 6-4-19 - Agenda Item - Omnibus Text Change

To: Planning Board

Please consider this as notification that South End property owners, as represented by the South End NRZ, are not in agreement with the proposed Omnibus Text Change draft which may not be in the best interest of the South End initiatives and may possibly be unfavorable to Stamford as a whole. Further we are not in agreement with the 2018 Neighborhood Study re: TDR's (Transfer of Development Rights) and more potential regulations that could negatively impact the current map (Categories 4 and 6) or zone regulations posted to protect South End neighborhood in the vision of the 2015 Master Plan. Please see discussion notes and concerns as outlined in recent correspondence (attached) to Messrs. Blessing and Martin as well as to the Board of Representatives.

We are seeking to move forward with a study group to establish an independent local Historic Commission with the initiative of establishing the South End as a local Historical Neighborhood. We are working with the State of CT Dept. of Economic and Community Development whereby there would be regulations for appropriate protection from over development and destruction of any further history.

The proposed Omnibus Text Change referring to a historic overlay does not provide such this protection, and we propose to call a moratorium on moving it forward until it can be modified accordingly.

Thank you for your time, interest and support.

Respectfully,

Elizabeth McCauley

Attachments: Omnibus Agenda 4/23/19 Ralph Blessing
Letter to Mayor Martin 5/7/19
Letter to BORs 5/17/19

**Agenda for Discussion on Omnibus Text Change
April 23, 2019**

Attendees:

Ralph Blessing

Wes Haynes

Officers and Members of South End NRZ

7.3 Bonuses for Historic Structures

Section 2 - Procedure

- Request that the community organizations (i.e. applicable NRZ) be involved in the review and evaluation of all alterations and Site & Architectural plans inclusive with the Zoning Board & HPAC and are privileged to the findings of the Preservation Expert prior to making zoning decisions for all lot sizes.

Section 3 - Special Exceptions

- We are not in agreement with the Zoning Board having sole discretion to make decisions without input from Community Organizations. In light of the current development proposed for the South End there is extensive objection to any **Special Exceptions**. Any purchases within the Historic District should adhere to the Standards and Guidelines of Historic Preservation in order to preserve the housing stock that is left.

(2) Clarification requested on this condition.

(3) Clarification requested on this condition.

Clarification on what is meant by paragraph regarding "minimum amount" of relief.

a. Use regulations

(2) We request input from community organization on potential adverse impacts.

b. We request community organizations provide input on Parking Regulations.

c. We request community organizations provide input on Development Standards.

Section 4 - Demolition of Historic Buildings or Sites

- Make sure that the community organizations are aware of any and all demolition notices associated with any Historical Buildings or Historic Sites on the National or State Registers of Historic Places.
- Exclude any text changes that will alter the Historical Buildings or Historic Sites on the National State Register of Historic Places.

Section 5 - Historic Preservation Overlay District

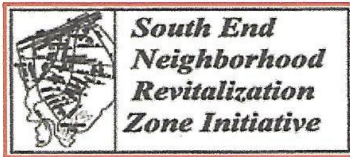
- Overlay district should be contiguous within X distance of historic structures to prevent overbuilding in close proximity thus compromising the historical structure aura.
 - (a) Clarification needed on what is meant by rezoning (i.e. to what category?)
 - (b) We request community organizations provide input on development standards.
 - (c) Clarification needed on individual's or developer's oversight responsibilities as regards BMRs.
 - (d) Need to review exemptions.
 - (e) Clarification needed on use of waivers.

General

- Indicate on the Tax records the structures that are Historical along with the restrictions prior to the buyer or buyer or developer purchasing the property.
- Clarification required as to whether this text change is for both city and statewide protection.

7.4 Below Market Rate Housing

9 Design District Standards



May 7, 2019

Honorable David Martin
Mayor, City of Stamford
Stamford Government Center
888 Washington Blvd
Stamford, CT 06901

Mr. Ralph Blessing
Land Use Bureau Chief
Stamford Government Center
888 Washington Blvd
Stamford, CT 06901

Dear Messrs. Martin and Blessing:

Following meetings with you in March and April, we are writing to, respectfully, request a quarterly meeting with Mayor Martin commencing mid-June time-period to review our March 19, 2019 concerns outlined in writing (attached) to Mr. Blessing and summarized by two (2) major points:

1. Improvement and clean up of South End: namely, the pot holes throughout our streets, the disrepair of the homes on Garden & Henry Streets, reuse of Historic Commercial structures, zoning control of residential parcels used for storing heavy equipment and large debris, congestion & population density concerns, the poor road systems at 2-3 exit points, poor lighting, and public/pedestrian/biker safety at major intersections (what is status of police sub-station?)

- Why isn't there better funding/investment in the South End infrastructure concurrent with the current explosion of 22-story high rise build-up?
- Why can't the city fund an independent study of 'measurable outcomes' of congestion and the impact of population growth over past 2-3 years and the next 2-3 years for thorough review in the 2025 city Master Plan – in 4-5 years?

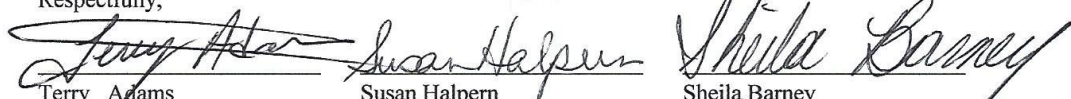
2. Moratorium - on regulation 'omnibus' changes until the 2025 Master Plan, except where there is benefit of protection to the South End, and we respectfully request your support for our application with the State of CT Dept. of Economic and Community Development for the South End to form an 'independent' local Historic District Commission employing its own membership and, initially, map and zoning regulations of 2015 Master Plan.

We request this moratorium until changes can be vetted, loopholes reviewed, and ordinances approved by the Board of Representatives, since some changes will set precedents and affect the entire city. There are concerns of omnibus changes, like TDRs (Transfer Development Rights), and more potential regulations that could negatively impact current 'map' (categories 4 and 6) or zone regulations posted to protect South End neighborhood in the vision of the 2015 Master Plan.

- Historic District Commission regulations: We ask for city land use & planning agencies to collaborate with us for the application and formation of a separate, independent South End Historic District Commission, with its own set of regulations, providing oversight to protect the South End Historic District's character, heritage, architectural integrity and population density.

Thank you for your time and interest. We will follow up for a mid-June meeting.

Respectfully,


Terry Adams Susan Halpern Sheila Barney
President, NRZ Vice-President, NRZ Secretary, NRZ

NEIGHBORHOOD REVITALIZATION ZONE INITIATIVE
P.O. Box 4493
STAMFORD, CT 06907-0493

Cc: Mary Dunne - State Historic Preservation Officer
Bob Katchko – NRZ and South End Property Owner
Todd Levine – Historian, State historic preservation Office
Estelle McCauley – NRZ and South End Property Owner
Peter Quigley – NRZ and South End Resident
Carmine Tomas – NRZ and South End Property Owner
William Tong – Attorney General of Connecticut

NEIGHBORHOOD REVITALIZATION ZONE INITIATIVE
P.O. Box4493
STAMFORD, CT06907-0493



MARCH 19, 2019

MR. RALPH BLESSING
LAND USE BUREAU CHIEF
STAMFORD GOVERNMENT CENTER
888 WASHINGTON BLVD – 7TH FLOOR
STAMFORD, CT 06901

DEAR MR. BLESSING:

AS REPRESENTED BY PROPERTY OWNERS AND THE SOUTH END NEIGHBORHOOD REVITALIZATION ZONE COMMITTEE (NRZ), WE ARE WRITING TO EXPRESS OUR CONCERN AND REJECTION TO SELECTED RECOMMENDED SOLUTIONS WRITTEN IN THE OCTOBER 2018 SOUTH END NEIGHBORHOOD STUDY.

THE PROBLEMS OF POPULATION DENSITY, TRAFFIC & PARKING CONGESTION, LOSS OF QUALITY OF LIFE AND HUMAN SCALE, PEDESTRIAN SAFETY, THE DEMOLITION OF HISTORIC HOMES ON HENRY STREET AND THE BULLDOZING OF HISTORIC BUILDINGS AND SITES, LEAVING BLIGHT CONDITIONS, ARE NOT PROPERLY ADDRESSED WITH GOOD ACTION STEPS AND SOLUTIONS.

WHILE THE REPORT OUTLINES FAVORABLE NARRATIVE FOR HISTORIC PRESERVATION OF THE NEIGHBORHOOD, IT IS INCONSISTENT WITH COMMUNITY RECOMMENDATIONS FOR REGULATIONS TO SOLVE PROBLEMS OF SOME KEY ISSUES. SOLUTIONS IN THE STUDY SUGGEST THE WRONG APPROACH ALLOWING FURTHER DENSITY BUILD-OUT OF HIGH RISE APARTMENT AND OFFICE BUILDINGS – OUT OF SCALE AND CHARACTER, ADDING MORE PEOPLE AND CARS, RATHER THAN ‘PRESERVING AND PROTECTING’ THE INTEGRITY OF THE ‘HISTORIC’ DISTRICT.

THE COMMUNITY SEEKS REGULATION AND MAP PROTECTION OF THE SOUTH END AS OUTLINED IN THE MARCH/OCTOBER 1986 DESIGNATION OF THE AREA LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES (SEE ATTACHED APPROVED MAP). THE COMMUNITY DESIRES ZONING REGULATIONS TO MATCH THE VISION OF THE 2015 MASTER PLAN WITH REGULATIONS THAT ARE AFFORDED HISTORIC ‘DISTRICT’ ZONE STATUS, SPECIFIC TO THE SOUTH END, AND IN A LIKE MANNER AS THE ONE DONE FOR THE 1984 OLD LONG RIDGE VILLAGE ‘HISTORIC DISTRICT’.

WE ARE PREPARING EDITED COMMENTS FOR CONSIDERATION AND WOULD LIKE TO MEET WITH YOU IN A COLLABORATIVE WORKSHOP SESSION WITH OUR SUGGESTED MODIFICATIONS THAT SEEK BETTER PROTECTION, PRESERVATION, AND REVITALIZATION, THAN WHAT HAS BEEN OUTLINED IN THE 2018 SOUTH END NEIGHBORHOOD STUDY AND WOULD INCLUDE:

1. **POPULATION GROWTH STUDY – MORATORIUM** - UNTIL AN UPDATED, INDEPENDENT STUDY IS MADE ON THE IMPACT OF POPULATION GROWTH AND DEVELOPMENT DENSITY, WE ARE REQUESTING A MORATORIUM BE CONDUCTED ON HIGH RISE DEVELOPMENT, SPECIAL EXCEPTIONS & APPLICATIONS, AMENDMENTS, AND ZONING CHANGES IN SOUTH END THAT ARE NOT TO EXISTING MAP AND ZONING REGULATIONS.

NEIGHBORHOOD REVITALIZATION ZONE INITIATIVE
P.O. Box 4493
STAMFORD, CT 06907-0493

A POPULATION GROWTH STUDY IS TO MEASURE THE EXPONENTIAL GROWTH OF PEOPLE AND CARS IN SOUTH END ON A 2-3 YEARS BASIS - MEASURING ITSIMPACT ON CONGESTION, TRAFFIC, PARKING, PEDESTRIAN SAFETY AND INFRASTRUCTUREAT THE TRAIN STATION AND ALSO AT 3-4 OTHER EXIT POINTS AT PEAK RUSH HOURS,USING VEHICLE-TO-CAPACITY (V/C) RATIO GUIDE OF 100 AS ONE OF THE TOOLS FIRST NOTED UNDER "TRANSPORTATION & STREETScape" ON PAGE 38 IN 2018 SOUTH END NEIGHBORHOOD STUDY AND ALSO FOUND IN THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION 2004 MANUAL UNDER CHAPTER 7 "SIGNALIZED INTERSECTIONS" (I.E. AND TO INCLUDE CURRENT UPDATES).

2. REGULATION RECOMMENDATIONS – WE ASK THAT THE SOUTH END RETAIN CATEGORY MAP 4 & 6 ZONING PREFERENCES TO BE CONSISTENT TO EACH AREA WITHIN THE HISTORIC DISTRICT ZONE MAP INCLUDING PARCELS CLOSELY ADJOINING OR ABUTTING HISTORIC PROPERTIES – THIS WOULD HELP REFLECT CITY AND STATE COLLABORATIVE SUPPORT FOR PROTECTION FROM FURTHER LARGE SCALE, DENSITY DEVELOPMENT.
3. HISTORIC DISTRICT ZONING– IMPROVEMENT IN PROTECTIVE MEASURES BY SETTING REGULATIONS AND ZONING CHANGES THAT CLOSELY RESEMBLE THOSE PROTECTING 'HISTORIC DISTRICT ZONES' WITH CITY SUPPORT IN TAKING STEPS TO ATTAIN STATE AND MUNICIPAL DESIGNATION AS AN 'HISTORIC DISTRICT'.
4. ELIMINATION OF TDRs AS TOOLS IF USED TO ADD MORE DENSITY BY DEVELOPMENT OF HIGH RISES TO SOLVE PROBLEMS OF CONGESTION, SAFETY AND MAINTAINING CHARACTER OF EXISTING NEIGHBORHOODS.

WE WOULD APPRECIATE MEETING WITH YOU IN ORDER TO COLLABORATE ON BETTER APPROACHES AND SOLUTIONS OUTLINED ABOVE.

THANK YOU.

RESPECTFULLY,

TERRY ADAMS

SUSAN HALPERN

SHEILA BARNEY

CARMINE TOMAS

BOB KATCHKO

ESTELLE MCCAULEY

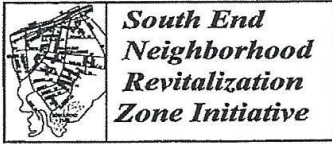
CC: WES HAYNES
RENEE KHAN
TODD LEVINE
MAYOR DAVID R. MARTIN
JEFF NEWMAN
BRAD SCHIDE
DAVID WOODS

NEIGHBORHOOD REVITALIZATION ZONE INITIATIVE
P.O. Box 4493
STAMFORD, CT 06907-0493

5. Historic Preservation



NEIGHBORHOOD REVITALIZATION ZONE INITIATIVE
P.O. Box 4493
STAMFORD, CT 06907-0493



May 16, 2019

Board of Representatives
City of Stamford
Stamford Government Center
888 Washington Blvd
Stamford, CT 06901

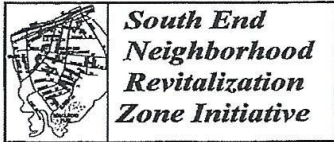
Dear Members of the Board of Representatives,

Residential and Business Property Owners of Stamford's South End are looking to establish a local Historic District. As you know, a good portion of this area is currently listed on the National Register of Historic Places, however, sadly, some of the prior structures are no longer standing, others are struggling within the shadows of high rises, surrounded by construction equipment or in unsightly disrepair and others are under the potential threat of being removed over time. In that regard, we want to ensure that such properties have the highest level of protection through regulatory oversight which is currently lacking. Under the properly established South End Historic District regulations working under city ordinances, residents, property and business owners and tenants can continue to have a voice on the future of a community while working to improve, revitalize, reuse and rebuild the area to a splendor of which all of Stamford can be proud in this historic area of our town with such a rich history.

We feel this is the only way to maintain and enhance a high quality of life for an area that has been taken advantage of over many years, and is now currently under the threat of overbuilding with a population density that is too high for a small peninsula. We hope to make possible pride of ownership and an overall pleasant living experience with open space, sunlight and beauty of landscape for all income levels and diverse ethnic groups. This designation will also enable an awareness of current and future development plans and an opportunity for the neighborhood to weigh in accordingly.

As listed by the National Trust for Historic Preservation, important benefits of a local Historic District are:

- Local districts protect the investments of owners and residents of historic areas and properties.
- Properties within local historic districts appreciate at rates greater than the local market overall as well as faster than similar non-designated neighborhoods.
- Local districts encourage better quality design.
- Local districts help the environment.
- Historical districts are a vehicle for education.
- Historic districts can positively impact the local economy through tourism.
- Protecting local districts can enhance business recruitment potential and provide other economic community benefits.
- Local districts provide social and psychological benefits.
- Local districts give communities a voice in their future.
- Eligible for historic building tax credits.



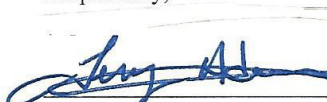


We are also striving for a neighborhood, community type of development through lower level townhouses with landscaped areas that residents can own vs. creating a transient only community who might not plan on making Stamford their long term home. In addition, to encourage small business ownership, affordable eateries, preservation and a revitalization that would benefit those who call the South End their home.

We have made our intentions and request known to Mayor Martin and also to Ralph Blessing as well as working under the guidance of state officers for Historic Preservation (State of CT Dept. of Economic and Community Development) and the Attorney General. We are asking for city land use and planning agencies to collaborate with us for the application and formation of a separate, independent South End Historic District with its own set of regulations and employing its own membership, providing oversight to protect the South End's Historic District's character, heritage, architectural integrity and population density in a like manner as the one done for the 1984 Old Long Ridge Village 'Historic District'. Some next steps are to have City officials or City Legislative Body appoint a study committee as we move forward with the required steps to further explore and accomplish this goal.

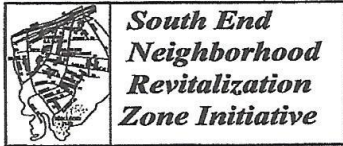
In addition, we have expressed concerns and requested a moratorium on the 'omnibus' changes which may not be in the best interest of the South End initiatives and may possibly be unfavorable to Stamford as a whole. Property owners of the South End are not in agreement with the 2018 neighborhood study re: the build out of 15-22 story buildings, TDR's (Transfer of Development Rights) and more potential regulations that could negatively impact the current map (categories 4 and 6) or zone regulations posted to protect South End neighborhood in the vision of the 2015 Master Plan, including exponential addition of population, traffic and related congestion and safety issues.

We respectfully request and thank you for your support of these important endeavors as we continue to work together to preserve and protect the South End for the benefit of the citizens of Stamford. We will be in touch as we progress through the formal outlined process and hope to present study results at a BOR meeting in the near future.

Respectfully,

		
Terry Adams President, NRZ	Susan Halpern Vice-President, NRZ	Sheila Barney Secretary, NRZ

Cc: Bob Katchko –Property Owner
Carmine Tomas –Property Owner
Estelle McCauley –Property Owner
Mary Dunne - State Historic Preservation Officer
Mayor David Martin
Ralph Blessing – Land Use Bureau Chief
Renee Kahn – Stamford Historic Preservation Organization
Todd Levine – Historian, State historic preservation Office
Valerie Rosenson – Legislative Officer
Wes Haynes CT Trust for Historic Preservation
William Tong – Attorney General of Connecticut



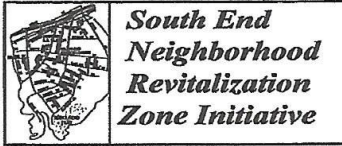
Here are just some examples of homes and buildings still standing going back as far as 1870's up through the early 1900's which are vital to preserve this important part of Stamford history:

Duncan Fife house (1852) – one architectural and historical gem of Stamford currently serving as Holy Name of Jesus rectory



Private Residence



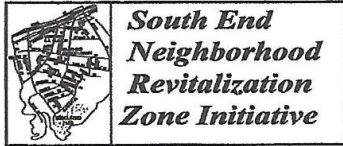


We are hoping to stop any more towering structures from overshadowing private properties and businesses:



Hoping to restore and repurpose historic sites:





Hoping to establish community neighborhoods in pleasant architectural style such as this:



Hoping to stop unsightly over building such as this:



5. Historic Preservation

