

**STAMFORD PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES - TUESDAY, AUGUST 8, 2017
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT**

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jennifer Godzeno; Jay Tepper, Vice Chair and Michael Totilo. Alternates: Michael Buccino, William Levin and Roger Quick. Absent: Claire Fishman, Secretary & Voting Member. Present for staff: David W. Woods, PhD, AICP, Principal Planner.

Ms. Dell called the meeting to order at 6:35 p.m. and introduced the members of the Board and staff present. Ms. Dell opened the meeting with the first item on the agenda.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #217-01 - HIGH RIDGE REAL ESTATE OWNER, LLC (“HRREO”) - 0 TURN OF RIVER ROAD c/o AGENT, LISA FEINBERG OF CARMODY TORRANCE SANDAK & HENNESSEY - Text Change:** Applicant is seeking to amend Section BBB-C-D Designed Commercial District. The property in question is known as High Ridge Office Park (the “Property”) and is comprised of two (2) legal parcels totaling approximately 38.8 acres. HRREO is the current owner of the office park which was originally built in the 1970s. HRREO has the opportunity to construct a family recreational fitness facility on the Property which will be known at Life Time Fitness.

William Hennessey and Lisa Feinberg, attorneys with Carmody Torrance Sandak & Hennessey, LLC made an extensive presentation for the applicant, High Ridge Real Estate Owner, LLC (HRREO). In addition to Bill and Lisa, the following people also spoke:

- Peter Duncan (President & CEO, George Comfort & Sons)
- Andrew Joseph (George Comfort & Sons)
- Steve Ketchabaw (George Comfort & Sons)
- Aaron Koehler (Life Time)

The following people, who submitted a written request, also spoke:

- Hank Cuthbertson (President, Sterling Lake Association)
- Steven Grushkin (Wofsey Rosen Kweskin & Kuriansky - representing Paul & Nan Gordon who own property adjacent to the parcel affected by the proposed Text Change)
- Marshall Kurland (CEO, Jewish Community Center of Stamford)
- Thomas Lombardo (North Stamford Association)

Following is additional information provided by Dr. Woods prior to the meeting from the Memo to the Board:

Since the Staff Report (*Attachment #1*) was finished after we received the letters from Lynn Drobbin, Chair of HPAC and from Thomas Madden, Director of Economic Development, below are a few staff comments for your use. In reviewing these letters a number of issues are appropriate for the Planning Board to weigh on its recommendation to the Zoning Board on this Text Amendment:

- a. The primary reason for establishing Master Plan Category 8: Mixed Use - Campus was to provide the creative alternate reuses for underutilized and aging office park buildings in the City - especially juxtaposed to the vacant Class A office space downtown.

- b. While it is understandable that HPAC wishes to preserve the building and their recommendation is not supportive of this Text Change since this Text Change “may advance demolition options for other important buildings in this office complex, as well as similar C-D districts in the community,” and that “this building, which is eligible for National Register listing, would qualify for State and/or Federal tax credits.” HPAC also argues that “there may be other options for the owners to encourage renovations and compatible uses that may preserve this building.”
- c. There is also potential historical value in this building as it was designed by the late architect, Victor Bisharat, in the 1960s. Along with High Ridge Park, Mr. Bisharat also designed many of the most distinctive buildings in Downtown Stamford such as One Landmark Square, St. John’s Towers and One Stamford Forum.

Staff Comments: It is questionable whether HPAC even has jurisdiction to make a recommendation on a Text Change, but only on actual site plan proposals. Taking that issue aside however; from a planning perspective, some issues for the Planning Board to consider are: (1) while the issue is true that demolition of outdated suburban style office buildings may be advanced, it needs to be recognized that demolition of an outdated building may be in the best interest of the City; (2) While it’s true that this building is eligible for the National Register listing it doesn’t mean that it will be, and more importantly, given the cost to upgrade this building to serve current business needs [see discussion of Memorandum from Thomas Madden, approximately \$30 million] the suggestion of tax credits, given the State and Federal budget woes, seems unlikely [and these sources have never come close to \$30 million]; and finally, (3) given that the cost of renovation to preserve the building is laudable, it’s not very realistic given the existing office inventory nor a non-profit pay at a minimum of \$35 a square foot in rent.

- d. As Thomas Madden, Director of Economic Development, pointed out in his memorandum, the renovation costs would be at a minimum \$30 million to bring the building up to current building standards.
- e. This Text Change only provides a window for potential applicants in all of the C-D Sites, MP Category 8 sites throughout the City, especially relating to demolishing of offices to develop another use.
- f. Finally, a number of letters dealt with the issue of traffic impacts, and while one of my specializations in planning is transportation, I am not a traffic engineer. However, if the Zoning Board approves this Text Change, by the time the applicant comes back with the site & architectural plans, the City’s new Traffic Engineer, Garrett Bolella, PE (starting at the end of August) will provide a letter assessing the Traffic Engineer’s findings.

The Board decided to **TABLE** this item until a future meeting to perform further due diligence on this application. After a considerable discussion, Mr. Tepper made a motion to **TABLE** this agenda item until a future meeting; Mr. Quick seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Quick, Tepper and Totilo).

NOTE: For the public record and as reference to the discussion above, various letters and documents were received prior, during and after the meeting. Please see Attachment #2.

Ms. Dell called for a 15 minute break at 9:15 p.m.

Ms. Dell resumed the meeting at 9:30 p.m. and asked for a motion to move the two (2) agenda items listed under Request for Planning Board Authorization forward before the last three (3) Zoning Board Referral items - ZB #217-14, #217-15 and #217-30.

Ms. Godzeno made the motion to bring forward Item #1 - Lease Agreement between the Board of Education and the Old Town Hall QALICB, LLC; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Buccino, Dell, Godzeno, Tepper and Totilo).

Mr. Tepper made the motion to bring forward Item #2 - Anthony G. Scalzi - Parking Easement Map ; Mr. Levin seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Tepper and Totilo).

REQUEST FOR PLANNING BOARD AUTHORIZATION:

1. **LEASE AGREEMENT BETWEEN THE BOARD OF EDUCATION AND THE OLD TOWN HALL QALICB, LLC (OTHRA):** The Board of Education is seeking Planning Board approval of an amended lease agreement with OTHRA for the use of the Old Town Hall for Adult and Community Education Programs, supporting office space and any other use consistent with the normal operations of the Stamford Public Schools. The lease terms would be as follows:

- Approximately 10,161 sq. ft. at the Old Town Hall - 175 Atlantic Street
- Rental fee of \$169,870.83 through June 30, 2018; \$217,300.00 for the 2nd year and 2.5% increase every year thereafter.
- Lease will start on September 6, 2017 for ten (10) years with two (2) additional 5-year options.

Dr. Woods explained that on May 9, 2017 the Planning Board recommended approval of this lease between the Board of Education and the Old Town Hall. Since that date, the lease terms have been slightly modified to benefit both parties. After a brief discussion, Mr. Tepper recommended approval of the Lease Agreement between the Board of Education and the Old Town Hall QALICB, Inc. (OTHRA) 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 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; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Buccino, Dell, Godzeno, Tepper and Totilo).

2. **ANTHONY G. SCALZI - PARKING EASEMENT MAP:** As part of the approval of the UCONN building the street was decommissioned, which inadvertently eliminated seven (7) parking spaces allotted to Anthony Scalzi when approving the existing 3-story adjacent building. Therefore, this easement of City property will replace those seven (7) parking spaces. After a brief discussion, Mr. Totilo recommended approval of the Anthony G. Scalzi - Parking Easement Map 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 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, Godzeno, Levin, Tepper and Totilo).

ZONING BOARD REFERRALS (Continued):

Nicholas Ahuja, attorney for the applicant, made a presentation on Item Nos. 3 & 4 below.

2. **ZB APPLICATION #217-14 - AHUJA HOLDINGS, LLC - 831-833 HIGH RIDGE ROAD -**
Text Change: Applicant would like to amend Section 19.3.2.e. and to exempt Clinic (No. 23.1) from Special Standards for single family districts for Special Exception uses and to amend Appendix A - Table II to change the Special Exception review authority for No. 12 Clinic (Use No. 23.1) from "A" to "B" in the R-10 District.

Following is additional information provided by Dr. Woods prior to the meeting from the Memo to the Board:

As per the attached Staff Report (**Attachment #3**), staff recommended the Planning Board deny the proposed Text Change of the Zoning Regulations to reflect that Special Exceptions in the R-10 Zone for a Medical Clinic be reviewed by the Zoning Board instead of the Zoning Board of Appeals (“ZBA”) for the following reasons:

- With very few exceptions, all Special Exceptions in residential districts are under the purview of the ZBA which has long experience and expertise with these types of applications, arguably more so than the Zoning Board.
- It is not clear why medical clinics in R-10 residential districts should be subject to review by the Zoning Board.
- There is no evidence that the applicant, with full disclosure and a much smaller proposed development and more limited parking, could not gain Special Exception approval for a medical clinic.
- The application could create a precedent with many unintended consequences for R-10 Districts in almost every neighborhood in the City including North Stamford, Shippan, Westside, Springdale, and the Cove.

Staff recommended the Planning Board deny the second proposed Text Change to the Zoning Regulations to reflect that a Clinic is exempt from the Special Standards set forth in Section 19.3.2.(e) for the following reasons:

- The applicant’s request for easing the Standards is based on an erroneous assumption. Consequently, there is no need for relaxing the Standards.
- If there were to be a hardship now or in the future, applicant could seek relief through a Variance.
- If approved, the proposed Text Change would apply to all Clinics in residential areas. The consequences of this have not been studied.

After a brief discussion, Mr. Tepper recommended **denial** of **ZB Application #217-14** and finds this request to be inconsistent with the 2015 Master Plan Category #2 (Residential-Low Density Single Family) and incompatible with the neighborhood; Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Buccino, Dell, Godzeno, Tepper and Totilo).

3. **ZB APPLICATION #217-15 - AHUJA HOLDINGS, LLC - 831-833 HIGH RIDGE ROAD - Special Exception and Site & Architectural Plans and/or Requested Uses:** Applicant is proposing to construct a 7,000 sq. ft. medical clinic along with associated site improvements to provide outpatient services for acute and chronic medical conditions on a non-emergency basis. Property is located in the R-10 Zone.

Following is additional information provided by Dr. Woods prior to the meeting from the Memo to the Board:

Staff recommended that the Planning Board deny of the Special Exception and Site & Architectural Plans and/or Requested uses for the following reasons:

- As proposed, the building is much too large for the residential site more consistent with the single-family character of the neighborhood; therefore, the applicant should resubmit a proposed building much smaller (no more than 4,000 sq. ft.) that meets all side yard and front yard setbacks and would not provide ingress/egress on the northeast corner along Donata Lane.
- The applicant has not provided a rationale for the requested 35 parking spaces, which is approximately 60% more than the Zoning requirement for on a building of this size and use.

After a brief discussion, Mr. Tepper recommended **denial** of **ZB Application #217-15** and finds this request to be inconsistent with the 2015 Master Plan Category #2 (Residential - Low Density Single Family) and incompatible with the neighborhood; Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Buccino, Dell, Godzeno, Tepper and Totilo).

NOTE: For the public record and as reference to the discussions above, various letters and documents were received prior, during and after the meeting. Please see Attachment #4.

At the request of the applicant, the following item has been moved to the end of the Zoning Board Referral section on the agenda.

4. **ZB APPLICATION #217-30 - RMS COLONIAL ROAD, LLC - 159 COLONIAL ROAD - Site & Architectural Plans and/or Requested Uses and Special Exception:** Applicant is proposing to construct twenty-five (25) single-family detached homes, thirty-seven (37) town- houses and twenty-nine (29) visitor parking spaces on ±4.5 acres of property. Site amenities include a community building with a lounge, exercise room and outdoor pool & patio. Property is within the RM-1 zoning district.

Richard Redniss, of Redniss & Mead, made a presentation and be available afterwards to answer questions.

Following is additional information provided by Dr. Woods prior to the meeting from the Memo to the Board and the Land Use Bureau Staff Report (Attachment #5):

STAFF DISCUSSION:

Given the Planning Board's long standing affordable housing planning principles, staff has issues and concerns regarding how this application is being proposed, including the following.

- From a planning perspective, this proposal for both fee-in-lieu instead of onsite units and density bonus does not further the affordable housing goals of neither the 2002 Master Plan nor the 2015 Master Plan. The fee-in-lieu alternative is designed for large-scale residential developments close to major transportation facilities, e.g., walking distance to the Stamford Transportation Center. However, given that this development proposal is in an established neighborhood, and given there is a huge shortage of affordable units in particular for families with children, these Special Exceptions insufficiently advance the Master Plan strategy to “maintain a diverse housing stock and provide continued housing opportunities for low- and moderate-income households.”
- While it is understandable from a developer's position to propose fee-in-lieu instead of providing the BMR units onsite given the difference in costs to the developer, it would be seen by the developer as a good deal. That is, using the applicant's numbers fee-in-lieu is “based on 2017 median income level for Stamford, that payment would be approximately \$1,490,832 ($\$142,800 \times 145\% \times 7.2$); as compared to basing on a conservative sale price of \$500,000 per unit $\times 7.2 = \$3,600,000$ or a difference of approximately \$2,109,168.
- Even though zoning allows for a density of up to 15 units per acre when using the BMR density bonus and the proposed development is at 14 units per acre, the density seems high given the densities in the surrounding areas. From a policy perspective, in order to achieve the goals highlighted in the City's Master Plans with regard to affordable housing, a bonus should not be provided for a development project if the units are not provided onsite. While the Regulations are not explicit in the case of BMRs, other bonuses, for example for historic preservation, are linked to the site. In particular in a situation where the fee-in-lieu, as outlined above, seems to be quite advantageous to the developer adding an additional bonus seems counter-indicative to stated policy goals. That is, either provide no fee-in-lieu and receive density bonuses, or provide a hybrid of on-site and fee-in-lieu, and to not receive density bonuses.

- Other questions that are problematic to staff include: (1) with 3-bedroom units, clearly children are anticipated, but the play area seems, in particular because there is very little private yard space, very small. In addition, in the current version of the site plan it is tucked away and separated by a driveway from the pool area; (2) Is there enough landscaping for residents and visitors compared to surrounding areas and the suburban character the district attempts to achieve; and (3) what is the pedestrian connectivity given that the applicant proposes an eight foot wall dividing the western portion with the eastern portion?

Staff Recommendation: While the overall concept is appropriate for this neighborhood and this site, given the issues raised above, the Planning Board has a couple of decision options:

- a. After listening to the applicant's narrative, recommend approval as proposed; or
- b. Recommend that the Zoning Board deny the application of the two Special Exceptions relating to the fee-in-lieu for BMRs and the density bonus (10 units), as well as the Site & Architectural plans as proposed. If the Planning Board chooses the second option, staff recommends that the Planning Board include the following conditions for the Zoning Board:
 - Require all BMRs onsite or approve a hybrid of fee-in-lieu payment and on-site BMRs and deny the BMR Bonus Special Exception;
 - Approve fewer units to lessen the density of the development;
 - Require the applicant to revise the site plan to include a considerable play area for children connected to the pool area; and
 - Require the applicant to provide better pedestrian connectivity within the site.

After a brief discussion, Mr. Tepper recommended approval of **ZB Application #217-30** and finds this request to be consistent with the 2015 Master Plan Category #3 (Residential - Low Density Multifamily) and compatible with the neighborhood; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Godzeno, Tepper and Totilo - For / Levin - Against).

Attachment #6 - Letter from Richard Redniss of Redniss & Mead dated August 7, 2017 in response to Staff Comments.

PLANNING BOARD MEETING MINUTES:

Meetings of 06/27/17 & 06/28/17

Meeting of 06/27/17: After a brief discussion, Mr. Buccino moved to recommend approval of the Planning Board Minutes of June 27, 2017; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Buccino, Dell, Godzeno, Tepper and Totilo). (Mr. Levin was absent and not eligible to vote.)

Meeting of 06/28/17: After a brief discussion, Mr. Quick moved to recommend approval of the Planning Board Minutes of June 27, 2017; Mr. Buccino seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Buccino, Dell, Quick, Tepper and Totilo). (Ms. Godzeno was absent and not eligible to vote.)

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

08/29/17

09/12/17

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 11:30 p.m.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

NOTE: These proceedings were recorded on video and audio tape 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.

PLANNING BOARD MEETING

AUGUST 8, 2017

ZB APPLICATION #217-01

**HIGH RIDGE REAL ESTATE OWNER, LLC
0 TURN OF RIVER ROAD**

ATTACHMENT #1
Staff Report



STAFF REPORT

TO: CITY OF STAMFORD PLANNING BOARD
FROM: DAVID W. WOODS, PhD, AICP, PRINCIPAL PLANNER, VINEETA MATHUR, AICP, ASSOCIATE PLANNER
SUBJECT: ZB APPLICATION #217-01 - HIGH RIDGE REAL ESTATE OWNER, LLC
ADDRESS: 0 HIGH RIDGE PARK ROAD
DATE: August 8, 2017

MASTER PLAN: CATEGORY NO. 8: Mixed Use – Campus
ZONE: C-D

Highlights

The applicant, High Ridge Real Estate Owner, LLC (HRREO) is seeking to add a definition for Gymnasium or Physical Culture Establishment to Section 3 of the Zoning Regulations and modify Section BBB-C-D Designed Commercial District to add this use to the list of permitted uses in this District. This would allow the applicant to apply to develop a health and fitness center within High Ridge Office Park, after demolishing an existing, approximately 86,500 sq.ft. vacant office building. **Please note:** Currently, the applicant is seeking a text change only. The plans presented for this application are illustrative. Per the existing Zoning Regulations and proposed text amendment, the applicant has to request approval for site and architectural plans and special exception approval in a separate application that requires review and by the Planning and Zoning Boards.

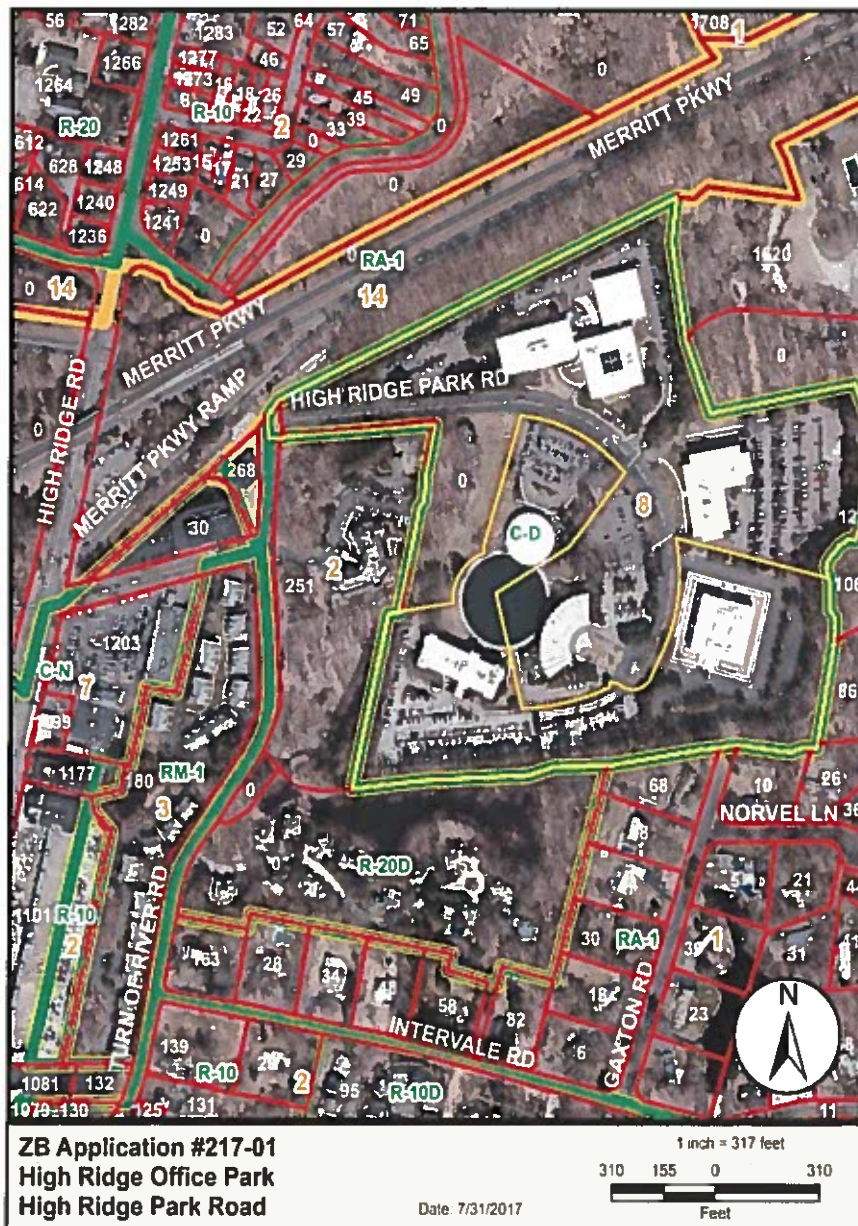
Existing conditions

The proposed text change application applies to all C-D zoned properties. One of these properties is owned by the applicant and known as High Ridge Office Park (the "Property"). It is comprised of two (2) legal parcels totaling approximately 38.8 acres, located just south of the Merritt Parkway between High Ridge Road and Newfield Avenue. The site has one entrance which can be accessed through Turn of River Road and Buxton Farm Road, the latter connecting to High Ridge Road just south of Exit 35 of the Merritt Parkway. The area to the west of the office park is occupied by 'Sunrise of Stamford' assisted living facility. The area south of the site contains a cluster of single family residences named 'Sterling Lake' located in the R-20 designed district. The area to the north east of High Ridge Park is occupied by the Italian Center and single family homes on Newfield Avenue in the RA-1 zoning district. HRREO is the current

owner of the office park which was originally built in the 1970s and consists of six office buildings. A circular reflecting pool is located at the center of the office park. HRREO is now engaged in lease negotiations with Life Time to facilitate a new Life Time facility on the Property which would replace Building 3.

Text Amendments

The proposed text amendment to the C-D district would add "Gymnasium or Physical Culture Establishments" to the list of permitted uses in this Districts to allow adaptive reuse of office parks with this use under certain conditions. It would also incorporate standards for environmentally sensitive design and assure that existing non conformances are not increased.



Issues for consideration

A. Compatibility with the Stamford Master Plan (Master Plan Category 8, Mixed Use – Campus). The proposed text amendment would facilitate reuse and/or redevelopment within an office park in accordance with the Master Plan. Office parks have remained stagnant and underutilized. The Master Plan recommends the redevelopment of these sites with a low intensity mix of uses if they retain a landscaped ‘campus’ setting, in tune with existing buildings on the site and the surrounding area.

The Master Plan establishes the following four criteria for the adaptive reuse of existing office parks that need to be considered by the Board:

(1) Compatibility with adjacent uses and residential areas

The proposed health and fitness facility is compatible, both with the office uses on the site and with the surrounding residential uses. Per Article II Section AA 1.3 h, clubs, including swim, tennis and other clubs allowing for physical activity are, by Special Exception, permitted even in the lowest density districts, as they provide an amenity to residents. However, appropriate measures must be taken, e.g., by requiring buffers, location of outdoor facilities away from neighbors and enclosure of uses to ensure residential neighbors are properly protected.

(2) Superior design including landscape design to buffer this use from adjacent residential uses

The text changes proposed would allow the impervious coverage to increase from 40% currently allowed in the C-D district to 50%. The current impervious surface on the HRREO site is legally nonconforming today at approximately 50%. Efforts should be made to limit impervious surfaces more aggressively than proposed to best protect open space and the campus-like setting and to implement Low Impact Development principles (LID), as required by State and Federal regulations. Upon submittal of the site and architectural plans, staff recommends that the applicant provide a breakdown of the impervious coverage between the amount that currently exists and what is proposed. Other sustainability measures which improve the overall drainage, water quality and landscape design of the site should be utilized to maintain the pervious surface on site.

(3) Superior traffic management

The applicant has produced a *Traffic Access and Impact Study* by Frederick P. Clark Associates, which indicates a slight increase on Saturday and an actual decrease in traffic during weekday peak periods for the proposed health and fitness use when compared to a viable office use.

The consultant used as an alternative the potential reuse of the existing building for medical office, one of the few viable as-of-right uses, and found that the permitted medical office use would have a greater traffic impact during peak hours than the Life Time use. Thus, this

application meets the requirement that the new use *results* in “no net increase in traffic impact compared with office buildings.”

(4) Compliance with the goal of directing most commercial development to Downtown,

The proposed “Gymnasium or Physical Culture Establishment” use is a service-based use meant to complement other residential and commercial uses. Allowing this use to replace existing office space within the C-D zone would actually result in a net decrease in commercial development outside of the Downtown.

(5) Compliance with design guidelines.

The current application only requests text change approval. A detailed design review will be warranted at the time site and architectural plan and special exception applications are made. The proposed text amendment should better facilitate good design standards by incorporating site and architectural design criteria including compatibility with the suburban context and development of a cohesive relationship among buildings. Entrances should be designed to facilitating pedestrian and vehicular connections within the park; the buildings should be designed to create an attractive environment at the pedestrian scale. All new parking structures should be enclosed and integrated into the development behind active uses. Loading and service areas should be required to be screened from pedestrian views by landscaping.

B. Sustainable development

In order to achieve the superior design the Master Plan requires for the adaptive reuse of office parks, staff recommends that the applicant incorporate sustainability measures within the proposed text to enhance the natural features of the site, to the maximum extent possible. Staff recommends that these measure should include consolidation of parking areas to minimize the impervious coverage on site and encouragement of bike and transit use through provision of visible and easily accessible bike racks and shuttle service. The proposed buildings should be built to high sustainability standards in terms of energy efficiency, green infrastructure (green roofs, water harvesting) and use of sustainable building and landscaping materials.

REFERRAL COMMENTS

Director of Economic Development: see letter from Thomas Madden, AICP

HPAC: see letter from Lynn Drobbin, Chair

STAFF COMMENTS

Development of Stamford's Office Parks has been languishing and they are an underutilized asset for both their owners and the City. This is why the Campus Mixed-Use category was included in the Master Plan. However, because of their context in low density areas and the potential significant impacts, redevelopment of this site needs to be carefully planned.

Given that this application is for text changes only and is consistent with the purpose of Category 8 of the Master Plan, staff recommends approval.

PLANNING BOARD MEETING

AUGUST 8, 2017

ZB APPLICATION #217-01

**HIGH RIDGE REAL ESTATE OWNER, LLC
0 TURN OF RIVER ROAD**

ATTACHMENT #2

- **Requests to Speak**
- **Letters of Opposition-Received prior to meeting**
- **Documents received at meeting**
- **Comments received post meeting**
- **Transcript of comments delivered by Hank Cuthbertson, President, Sterling Lake Association**

REQUESTS TO SPEAK

From: Hank Cuthbertson <hankcuth@hotmail.com>

Date: July 25, 2017 at 1:57:56 PM EDT

To: "Dell, Theresa" <tdell@stamfordct.gov>, "Capp, Lesley" <lcapp@stamfordct.gov>

Subject: Life Time Fitness - August 8th Planning Board Meeting

Dear Ms. Dell,

My understanding is that the Life Time Fitness application # 201-01 will be on the August 8th Planning Board agenda. I am the president of the Sterling Lake Association. We abut the High Ridge Office Park parcel, where Life Time Fitness wants to build their facility. I have previously asked and have been granted the approval to speak when their application comes before your board.

I would like to confirm that I will be allowed to speak at your August 8th meeting if the Life Time Fitness application will be heard then. I would also like to request that our lawyer be allowed to address your board on our behalf.

Please confirm my appearance and let me know if our lawyer will be allowed to speak as well. I need to have this dual confirmation within the next few days so that I can tell them to prepare their remarks.

Thank you for your help with this matter.

Sincerely,
Hank Cuthbertson
President Sterling Lake Association
203-461-9501

Capp, Lesley

From: Dell, Theresa
Sent: Friday, March 24, 2017 10:45 AM
To: Hank
Cc: Woods, David; Capp, Lesley
Subject: Re: Application # 217-01 - Meeting Request (4/25/17)

Dear Mr. Cuthbertson,

Thank you for your email. Yes, the application was pulled from the agenda and at this time we do not know when it will return. The Planning Board does not discuss an application, with the public, before it is on our agenda, so we cannot have anyone speak before us on a pending application at one of our meetings. If your organization has major concerns you can bring them directly to the attention of the applicant. You can call the office (203-977-4076) and Ms. Capp will give you the name of a contact person on the application.

As a rule, on a referral application, we do not hold a public hearing (the Zoning Board has that responsibility) we do not allow the public to speak. As this seems be a controversial application, as we have received many letters on this application, the Planning Board does make exceptions and allow a few representatives of the public to speak. That was our intention with your request.

When the application is resubmitted, it will be posted with the Town Clerk and our our web site. We will keep your letter on file and Ms. Capp will call you personally to let you know of it resubmission agenda date and at that time you will have your opportunity to voice your issues on this application.

Sincerely, Theresa Dell, Planning Board Chair
3/24/2017

Sent from my iPad

On Mar 24, 2017, at 9:54 AM, Hank <hankcuth@hotmail.com> wrote:

March 24, 2017

Via E-mail and Regular Mail

Theresa Dell, Chair
Stamford Planning Board
888 Washington Boulevard
7th Floor
Stamford, CT 06901

Re:
Application # 217-01

Dear Ms. Dell,

I reside at 181 Turn of River Road, and I am also the president of the Sterling Lake Association, a homeowner's association that neighbors the High Ridge Park office complex on Turn of River Road. I have previously written to express my opposition to the proposed zoning regulation text change that would apply to the building #3 parcel in the High Ridge Park office complex. By e-mail of March 13, 2017, I also requested that I be placed on the agenda of the Planning Board meeting to speak when this application was discussed. I was originally told that the application would be on the Planning Board Agenda for March 21, 2017. However, I understand that there was no discussion of the application on that date. I am now writing to formally request a meeting with the Planning Board to discuss my opposition whenever the Planning Board next convenes. Please let me know when such a meeting can be held, and if there is any further information I can provide.

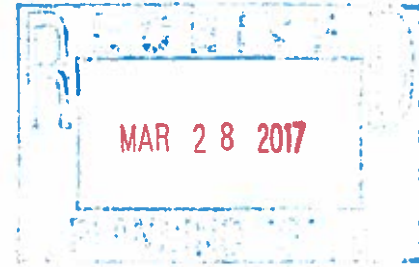
Respectfully yours,

Hank Cuthbertson
President, Sterling Lake Association
181 Turn of River Road
Unit 7
Stamford, CT
203-461-9501
hankcuth@hotmail.com

March 24, 2017

Via E-mail and Regular Mail

Theresa Dell, Chair
Stamford Planning Board
888 Washington Boulevard
7th Floor
Stamford, CT 06901



Re: Application # 217-01

Dear Ms. Dell,

I reside at 181 Turn of River Road, and I am also the president of the Sterling Lake Association, a homeowner's association that neighbors the High Ridge Park office complex on Turn of River Road. I have previously written to express my opposition to the proposed zoning regulation text change that would apply to the building #3 parcel in the High Ridge Park office complex. By e-mail of March 13, 2017, I also requested that I be placed on the agenda of the Planning Board meeting to speak when this application was discussed. I was originally told that the application would be on the Planning Board Agenda for March 21, 2017. However, I understand that there was no discussion of the application on that date. I am now writing to formally request a meeting with the Planning Board to discuss my opposition whenever the Planning Board next convenes. Please let me know when such a meeting can be held, and if there is any further information I can provide.

Respectfully yours,

Hank Cuthbertson
President, Sterling Lake Association
181 Turn of River Road
Unit 7
Stamford, CT
203-461-9501
hankcuth@hotmail.com

From: Hank <hankcuth@hotmail.com>

Date: March 3, 2017 at 3:40:31 PM EST

To: "tdell@stamfordct.gov" <tdell@stamfordct.gov>, "lcapp@stamfordct.gov" <lcapp@stamfordct.gov>

Cc: Vineeta Mathur <vmathur@stamfordct.gov>

Subject: **Planning Board Meeting Agenda**

Dear Ms. Dell,

Would you please put me on the agenda for the Planning Board meeting where the zoning code text change for the High Ridge Office Park fitness center will be discussed. I am the President of the Sterling Lake Association.

Thank you,
Hank Cuthbertson

ABRAHAM WOFSEY 1915-1944
MICHAEL WOFSEY 1927-1951
DAVID M. ROSEN 1948-1967
JULIUS B. KURIANSKY 1952-1992
SYDNEY C. KWESKIN 1946-1998
MONROE SILVERMAN 1955-2003
SAUL KWARTIN 1951-2008
EMANUEL MARGOLIS 1966-2011

**WOFSEY
ROSEN
KWESKIN &
KURIANSKY, LLP**



ANTHONY R. LORENZO
HOWARD C. KAPLAN
JUDITH ROSENBERG
EDWARD G. MELLICK
OF COUNSEL

600 SUMMER STREET • STAMFORD, CT 06901-1490 • www.wrkk.com • 203-327-2300
• FAX 203-967-9273

August 1, 2017

Via First-Class Mail and E-Mail (LCapp@StamfordCT.gov)

Theresa Dell, Chair
Stamford Planning Board
888 Washington Boulevard
7th Floor
Stamford, CT 06901

Re: Application # 217-01

Dear Ms. Dell:

I understand that an application for a text change of the Stamford Zoning Regulations bearing the above application number, submitted by High Ridge Real Estate Owner LLC, has been referred to the Stamford Planning Board, and that it is expected to be on the agenda for the Planning Board's August 8, 2017 meeting. My office represents Paul and Nan Gordon, who own property adjacent to the property affected by the proposed text change. My clients have asked that a member of my firm speak on their behalf at the Planning Board meeting when the above application is discussed. I respectfully request the opportunity to speak at the meeting. Please advise me when the meeting is to be held. Thank you for your attention to this matter.

Sincerely,
Wofsey, Rosen, Kweskin & Kuriansky, LLP

By: 
Steven D. Grushkin

cc: Paul and Nan Gordon

NEW CANAAN OFFICE:
70 PINE STREET
NEW CANAAN, CT 06840
TEL 203-972-1700

ABRAHAM WOFSEY 1915-1944
MICHAEL WOFSEY 1927-1951
DAVID M. ROSEN 1948-1967
JULIUS B. KURIANSKY 1952-1992
SYDNEY C. KWESKIN 1946-1998
MONROE SILVERMAN 1955-2003
SAUL KWARTIN 1951-2008
EMANUEL MARGOLIS 1966-2011

**WOFSEY
ROSEN
KWESKIN &
KURIANSKY, LLP**



ANTHONY R. LORENZO
HOWARD C. KAPLAN
JUDITH ROSENBERG
EDWARD G. MELLICK
OF COUNSEL

600 SUMMER STREET • STAMFORD, CT 06901-1490 • www.wrkk.com • 203-327-2300
• FAX 203-967-9273

May 1, 2017

Via First-Class Mail and E-Mail (LCapp@StamfordCT.gov)

Theresa Dell, Chair
Stamford Planning Board
888 Washington Boulevard
7th Floor
Stamford, CT 06901

Re: Application # 217-01

Dear Ms. Dell:

It is our understanding that an application for a text change of the Stamford Zoning Regulations bearing the above application number, submitted by High Ridge Real Estate Owner LLC, has been referred to the Stamford Planning Board. Our office represents Paul and Nan Gordon, who own property adjacent to the property affected by the proposed text change. Our clients have asked that a member of my firm have the opportunity to speak on their behalf at the Planning Board meeting when the above application is discussed. We respectfully request the opportunity to speak at such a meeting. Please advise the undersigned when the meeting is to be held.

Thank you for your attention to this matter.

Sincerely,
Wofsey, Rosen, Kweskin & Kuriansky, LLP

By: 
Steven D. Grushkin

cc: Paul and Nan Gordon

NEW CANAAN OFFICE:
70 PINE STREET
NEW CANAAN, CT 06840
TEL 203-972-1700

Capp, Lesley

From: Dell, Theresa
Sent: Monday, August 07, 2017 11:22 AM
To: Capp, Lesley; Woods, David
Subject: Fwd: Submission request - ZB APPLICATION 217-01
Attachments: JCC - ZB APPLICATION 217-01.pdf; ATT00001.htm

For the file... David a possible speaker. .. Teri

Sent from my iPhone

Begin forwarded message:

From: Marshall Kurland <MKurland@stamfordjcc.org>
Date: August 7, 2017 at 9:16:35 AM EDT
To: "tdell@stamfordct.gov" <tdell@stamfordct.gov>
Cc: risaraichgmail <risaraich@gmail.com>, "MayorsOffice@stamfordct.gov" <MayorsOffice@stamfordct.gov>
Subject: Submission request - ZB APPLICATION 217-01

Dear Ms. Dell,

Attached please find a letter of objection from the Stamford JCC regarding ZB Application #217-01, High Ridge Real Estate Owner, LLC ("HRREO") - 0 Turn of River Road. The Stamford JCC will have representatives in attendance and we formally request the meeting chair read this letter at the Planning Board meeting on Tuesday, August 8th or a representative from our organization have the opportunity to speak. We would like this letter submitted as part of the official minutes of the meeting. Confirmation of receipt of this email is greatly appreciated.

Many thanks,

Marshall Kurland | Chief Executive Officer
Jewish Community Center of Stamford
1035 Newfield Avenue | Stamford, CT 06905 | direct tel 203 487 0940 | mkurland@stamfordjcc.org
tel 203 322 7900 | fax 203 329 7546 | www.stamfordjcc.org



Jewish Community Center
of Stamford
William and Sally
Tandet Building
1035 Newfield Avenue
Stamford, CT 06905
203 322-7900
Fax 203 329-7546

www.stamfordjcc.org

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The Center Women
Beth Baer and Dana Roth

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Daniel Kraus
Jeannie Kriftcher
Stanley Lee
Leslie Napach
Leon Shapiro
Joshua Walls
Fred G. Wexler

Chief Executive
Officer
Marshall Kurland

*A non-profit beneficiary
agency of United Jewish
Federation of Greater
Stamford, New Canaan
and Darien, United Way
of Western Connecticut,
and a member of JCC
Association, Jewish
Community Centers of
North America*



August 7, 2017

Re: STAMFORD JCC OBJECTIONS REGARDING ZB APPLICATION #217-01,
HIGH RIDGE REAL ESTATE OWNER, LLC ("HRREO") - 0 TURN OF RIVER
ROAD

Dear Ms. Dell and Stamford Planning Board Members:

The Stamford Jewish Community Center (JCC) supports a growing, booming community. We welcome new businesses moving into the community with all of the wonderful benefits that such companies bring to Stamford. We believe, however, that growth in our great City should be done in a manner that makes sense to our community, is consistent with our existing zoning laws and rules, and does not overburden our City's existing infrastructure and services.

Coming soon before the planning board is High Ridge Real Estate Owner (HRREO) / Life Time Fitness, seeking to change the zoning rules and regulations that have been followed by the JCC, other community centers and many other businesses, new and old, for many years. HRREO is seeking a text change to avoid the type of scrutiny needed for a project of this magnitude. As more fully explained below, the Stamford JCC believes that financial modeling and studies should be performed to demonstrate the true benefits of this project, as well as to ensure that this project will not negatively impact City services (i.e. Fire, Police, etc.), and the environment.

Our lawmakers and City representatives thought long and hard when they designated High Ridge Corporate Park for office space and not for recreation. HRREO / Life Time Fitness now come to the board seeking to change this designation. Life Time Fitness hopes to open a facility in which it will operate a fitness center, multiple pools, cafes, child care, spa, summer camps and the list goes on. They hope to have 5,000 members who will be using their facility during all hours of the day and night, weekdays and weekends. However, the High Ridge Road corridor has grown rapidly over the last ten years with new businesses, homes, and apartments coming into this area. Along with this growth has come an increase in the use of the City's existing infrastructure and services.

Thus, we believe an appropriate question to be asked when considering the text change and ultimately this project is what additional burden will this facility, with 5,000 members plus staff, have on the City's police, fire, EMS, and DPW, as well as its sewers, reservoirs, roadways, and storm drains. Already, in the past year, the City has faced a drought which has severely restricted our use of water. How much will a 5,000 member facility increase the use of the City's water? How much additional waste will be generated?

Likewise, we have seen traffic increase in the corridor between the Merritt Parkway and I-95 to the point that Strawberry Hill/Newfield Avenue, Spring Street, High Ridge Road, etc. are now heavily trafficked during the work day. We are not aware of any meaningful study being conducted to determine the impact that the potential membership of Life Time Fitness will have on traffic along these and other roads. Moreover, what impact will this facility have on the Merritt Parkway, especially in the mornings, evenings and on weekends when, use of their facility would be expected to be at its highest?

Also, what impact will the increased traffic in front of the Turn of River fire station have on our community? Will the ability of our firefighters to respond to emergencies be impacted due to increased traffic passing in front of the fire house? Additionally, will our police and EMS be impacted in responding to emergencies?

Similarly, we are not aware of any study being conducted as to the environmental impact of this facility. Idling vehicles that back up in traffic will certainly add emissions and noise pollution to our community.

Undoubtedly, if a text change is not approved, HRREO / Life Time Fitness will appear before the Zoning Board, which will consider these and other issues when deciding whether issuing a variance is appropriate.

The question is whether the potential quick ingestion of dollars from a big profit company is worth the disruption of the flow and design of our City? Accordingly, we request a detailed financial modeling be performed to demonstrate the true benefits of this specific proposal. Also to be considered is what impact this text change will have on the City as a whole if it is passed and other projects of this nature come into the community.

The veteran, time-tested agencies like ours have followed and respected the rules of the City, often to the detriment of the growth of our agency because it did not make sense to the overall growth of our City. If Life Time Fitness wants to come to Stamford, that's fine, but they should be subject to the same rules, regulations and scrutiny as everyone else in our City, including our agency, other community agencies, businesses and the tens of thousands of residents, voters and taxpayers who have built this City.

Respectfully submitted,



Marshall Kurland
CEO



Risa Raich
President, JCC Board of Directors

**LETTERS OF OPPOSITION
RECEIVED PRIOR TO
MEETING**

From: <rawolfsohn2@aol.com>
Date: March 2, 2017 at 10:05:27 PM EST
To: <tdell@stamfordct.gov>
Subject: Fwd: High Ridge Park Proposal

Dear Ms. Dell,

I am a resident of the Sterling Lake Association and am addressing this letter to you as Chairperson of the Stamford Planning Board.

The proposal to build a Fitness Center at High Ridge Park will totally change the ambience not only of our quiet and secluded residential area but is totally out of keeping with the other company office buildings in the Park.

Specifically The following problems will ensue:

1. There will be a marked increase in noise. The center will have three outdoor pools and be open from early A.M. to late at night. It is going to be used by children and adults.
2. The lighting will shine across the pond and enter our houses at all hours.
3. The traffic already a problem will markedly increase with a projected membership of several thousand.
4. The conservation areas around the pond will further erode.
5. The structure is in full view of our living and bedrooms and the lights and echo of the noise will be further major issues,
6. The property values of a presently unusual area in the city will be profoundly affected. Many of us chose this peaceful area to retire in.
7. The construction over many months will create major displacements and issues.

We in this neighborhood will be most grateful for any help you can give us in maintaining a very fine area of the city.

Very sincerely,
Alfred Wolfsohn

From: Hank <hankcuth@hotmail.com>
Date: March 4, 2017 at 4:10:03 PM EST
To: "tdell@stamfordct.gov" <tdell@stamfordct.gov>
Subject: Zoning Text Code change for High Ridge Office Park

Dear Ms. Dell,

I am writing to voice my opposition to the proposed zoning code text change that would apply to the building 3# parcel in the High Ridge Park office complex. This text change will allow Lifetime Fitness Inc. to construct a large commercial indoor/outdoor recreational complex on this sight. This would involve the demolition of the existing office building, the construction of a much larger fitness center as well as the installation of two outdoor swimming pools. It will also include a health spa and an "upscale" bistro serving a variety of food and beverages.

The construction of this commercial indoor/outdoor recreational fitness center will permanently alter the basic nature of both Sterling Lake and the High Ridge Office Park. It clearly does not comply with Stamford's Master Plan, the goal and overarching theme of which is to preserve, protect and enhance the quality-of-life and the character of residential neighborhoods.

I live in and am the President of The Sterling Lake Association. Sterling Lake contains thirteen free-standing houses. They are surrounded by Nature Conservancy land. Currently Sterling Lake has the look and feel of a nature sanctuary. The building and outdoor swimming pools would directly abut our pond and our property. It will be clearly visible from both the upstairs and downstairs rooms of mine and my neighbors' homes. The noise from the outdoor swimming pools and the complexes supporting systems would also be clearly audible from our decks and from inside our houses.

The addition of this complex will radically change the basic nature and operation of the High Ridge Park. Currently High Ridge Park is an office park serving people who work "normal business hours", 8 am to 6 pm 5 days a week. The hours of operation of this complex would be from 5 am to 11 pm, 7 days a week, 365 days per year. Representatives from the company confirmed that it will have in excess of 3,000 members. The outdoor swimming pools will be used throughout the summer and programs will serve young children, adolescents and adults.

Traffic on Turn of River Road will be dramatically increased. Currently it is difficult to exit and enter our complex during rush hours. This fitness center and swimming club will increase traffic at all hours of the day and night. This will be especially noticeable in the evening and on weekends.

Lifetime Fitness estimates that the demolition of the existing building and the construction of the recreational complex will take 14 months. This will be a loud, dirty and highly disruptive process. It could easily last months longer. It will surely run through two summers.

The presence of a large, visible and noisy commercially promoted facility in such close proximity to our homes will surely reduce our property values.

We currently live in a very private nature preserve. This development will permanently change the basic character of our residential neighborhood.

Please do whatever you can to stop this development from being built. Thank you for your work on important issues like this.

Sincerely yours,

Hank Cuthbertson
President, Sterling Lake Association
181 Turn of River Road, Unit 7
Stamford, CT
203-461-9501
hankcuth@hotmail.com

From: Meera Vasudevan <meeravasudevan@gmail.com>
Date: March 6, 2017 at 10:26:42 AM EST
To: <tdell@stamfordct.gov>
Subject: Proposed Zoning Code Text Change - Turn of River Road

Dear Ms. Dell

I believe we live in a lovely town and therefore, have chosen to be a resident of Stamford for the past 25 years. Stamford has greenery, quiet and livable neighborhoods and, so far, a respect for green zones, residential neighborhoods and fostering a sense of family.

I'm writing today because it seems like this is being undermined. I live in Sterling Lake on Turn of River Road, which is a friendly and old neighborhood. It is surrounded by conservancy land, which is a big attraction for home owners here.

Therefore, we were horrified when we were informed that the High Ridge Office Park, which immediately abuts our property, is proposing a zoning code **text change**. They are planning to tear down the building #3 that directly faces our homes, and, over the next year and a half, construct a large fitness club. This would apparently have about 3,000 members using it from very early till late night and will entail close to two years of noisy and polluting construction.

I have to strenuously object to this attempt to alter the zoning code text on the following grounds:

- * It violates the Stamford Master Plan that protects and preserves the nature of residential neighborhoods.
- * It will erode our property values, and that is unacceptable that the City of Stamford would allow that to happen to its longtime taxpayers
- * Vehicle traffic on the narrow Turn of River Road (which doesn't even have sidewalks) will increase exponentially. It's already tricky for us to enter and exit Sterling Lake at peak office times, due to High Ridge Office Park traffic. With this proposed daylong fitness center traffic, it will become dangerous.
- * It becomes dangerous for our seniors and kids in our neighborhood to merely walk down TOR Road - we do not wish to even contemplate a fatality on our road
- * The quality of life in what is zoned as a residential neighborhood will deteriorate.

I am not alone in my objection. We have met with the Fitness Center team of architects and planners and their legal team. The meeting was attended by residents from all of Turn of River Road! Everyone objected!

Therefore I would urge you to please take heed of local sentiment of your long term residents and taxpayers over the vested interests of a proposed new developer. Please do not allow this violation of a zoning code.

We wish to retain the charm of Stamford and continue to live here and contribute to it over the years ahead.

Sincerely,

Meera Vasudevan

From: Rebecca Mark <jbmark195@aol.com>
Date: March 7, 2017 at 10:20:32 AM EST
To: <tdell@stamfordct.gov>
Subject: Re: Fitness Center requiring a text change to zoning.

Dear Theresa Dell

Recently we [residents of Sterling Lake] have been advised by Lifetime Fitness of their wish to replace an existing empty office building in High Ridge Park, with a large fitness center. The intended placement of this facility would 'face' the residents of Sterling Lake.

It should be noted that the present building is very close to existing wetlands. The original construction [1964-5] of the building in questions caused a precarious shift in the water table which has been for Sterling Lake an aggravating and very expensive ongoing upkeep. It's anybody's guess as to what the removal of that building might be regarding the existing wetlands.

As for the facility itself [if it proves to be environmentally sound] it would include outdoor pools, the noise and bright lights that are part of this enterprise would be a terrible change in the tranquil environment we prize, and would surely degrade the value of our properties.

Turn of River Road was never intended to be the 'quick way to the highway' and High Ridge Park and the shopping center and all points north. It is however, just that. The unintended consequence of adding still more traffic to the already over used [poorly maintained road] [without sidewalks] would be a horror.

We're in hopes that the board will consider that this facility would cause serious hardship for those of us living in this neighborhood of Turn of River Road.

Most sincerely,

Mrs. Rebecca Mark

From: Marian Freed <marian.freed@gmail.com>
Date: March 9, 2017 at 1:01:52 PM EST
To: <tdell@stamfordct.gov>
Subject: High Ridge Office Park zoning change

Dear Ms. Dell:

I am writing to oppose the text change to the zoning law requested by the owners of the High Ridge Office Park which would allow the demolition of Building number 3 and the construction of a Lifetime Fitness Center.

My husband and I moved to 181 Turn of River Road in Stamford last month after living in our house in Westchester for 32 years. Once we decided to move, we looked on the North Shore of Long Island, New Jersey, Westchester and several communities in Connecticut. We chose Stamford for the vibrancy of the area and Turn of River Road for the peace, tranquility and beauty of the area. A large fitness center would destroy that.

Lifetime Fitness proposes to build a structure that is larger than the current building which they plan to demolish. They have shown us renderings of the proposed building; it is unattractive and out of character with the other buildings in the office park. It would change the basic nature of the office park. Lifetime plans to have three outdoor pools, children's activities, bright lights and operating hours from 5 am to 11 pm. They have indicated that they hope, in fact need, to attract thousands of members to be successful.

The proposed fitness center building would be directly across from all of the properties on the pond and would be highly visible from our living rooms, bedrooms, dining rooms, kitchens and decks. We would lose quiet enjoyment of our house and neighborhood. The very reasons we bought this house will be destroyed. The value of our property will plummet. Traffic which is already a problem on Turn of River Rd. will increase exponentially.

We had some concerns about living across from an office park when we first looked at the house. We went to the zoning boards and were told that the office park had been in existence since the 1960s, had a healthy occupancy and there were no requested zoning changes. Living across from an office park which operates Monday through Friday from 8 am to 6 pm is very different from living across from what is, in effect, an indoor/outdoor recreational center which will operate seven days a week, 18 hours a day.

Lifetime has other facilities. They are all located in areas surrounded by industry or offices. None of them are located so close to a residential area. The specific site they have chosen for this facility is inappropriate for the neighborhood. There are many other vacant sites and buildings in Stamford which would be better suited for a project like this. We hope the Planning Board and Zoning Board will agree that it is important to preserve the character of this lovely residential neighborhood and deny the requested change.

Yours truly,

Marian Freed
181 Turn of River Road, Unit #5

From: Robert Martino <bob@martinocommunications.com>
Date: March 9, 2017 at 12:02:33 PM EST
To: <tdell@stamfordct.gov>
Subject: High Ridge Park Zoning Text Change

Dear Ms. Dell:

The text change to the zoning law proposed by the owners of the High Ridge Office Park would pave the way for a project that would do permanent damage to the way of life in the surrounding residential area. The demolition of Building 3 in the park and construction of a Lifetime Fitness Center (LFC) in its place would cause a sharp increase in noise, night-time lighting, and traffic, affecting all of us who live nearby. The special character of the community where I live, at 181 Turn of River Road, would be destroyed.

Those of us with houses in the Sterling Lake planned community at 181 Turn of River Road moved here because of the peaceful woodland setting. Our houses overlook a pond that is part of a nature conservancy. Even though we are within walking distance of High Ridge shopping and not far from the Merritt Parkway, our enclave is quiet and pleasant.

Building 3 is directly across the pond from houses at 181 Turn of River Road and is visible from our decks, living rooms, dining rooms, and bedrooms, since our houses were designed so that occupants could get as much enjoyment as possible from the view of the pond and the surrounding greenery. As an office structure used primarily by workers who come and go during workday business hours, Building 3 has had a tolerable impact on our lives. That will change drastically if construction of the LFC is allowed.

Far from operating mainly during business hours, the LFC will necessarily attract people coming in before the workday, during it, and long afterwards—say, from 5 a.m. until 11 p.m. And it will operate seven days a week, not five. The volume of people coming and going would be far greater than for an office building. Indeed, representatives of the LFC have said that they need to attract thousands of people in order to be profitable.

---NOISE. The LFC may sound as if it would focus strictly on health and exercise, but it would also function as an outdoor recreational facility, with three outdoor pools, children's activities, and special events. The sounds of these activities—shouting, music, and whatnot—would readily carry across the pond to our houses.

---LIGHT POLLUTION. To accommodate a large volume of cars, the LFC will have an extensive parking area that will necessarily be floodlit after dark. It would be the ruination of the view that we enjoy from our decks and living rooms.

---TRAFFIC CONGESTION. There are only two roads feeding directly into High Ridge Park Road: Buxton Farm Road and Turn of River Road. The substantial increase in the volume of visitors attracted by the LFC would translate into considerably more traffic on these two roads. Traffic would also increase on the main roads giving access to these roads from the Merritt Parkway and from elsewhere in Stamford and surrounding towns. The main roads are High Ridge Road and Intervale Road - both already heavily traveled. Besides generating delays and increasing the risk of accidents, the added traffic would adversely impact the residential character of Turn of River Road and Intervale Road.

Preceding this damage to our community would be damage of another kind—the disruption of our lives by fourteen or more months of demolition and construction just across the pond from our houses.

I hope that, in view of the deterioration of our residential environment that would take place if the LFC project is allowed to proceed, the members of the Planning Board and Zoning Board will vote against the change in the zoning law.

Yours truly,
Robert Martino
181 Turn of River Road, Unit #5

From: Lorraine Hubbard <gklkh@optonline.net>
Date: March 12, 2017 at 9:29:43 AM EDT
To: <tdell@stamfordct.gov>

Subject: High Ridge Office Park

Dear Ms. Dell

I'm writing to express our concern regarding the upcoming discussion concerning a zoning change at High Ridge Office Park which we are convinced will not only have an impact on our quality of life but also on our property value and of those in the surrounding area.

Being long time Stamford residents, my wife Lorraine and I sold our home in North Stamford last year and moved to what we consider an idyllic and perfect pre-retirement home in the Sterling Lake Complex on Turn of River Road. The current office park which can be seen at a distance across our small lake and through the minimal trees is quiet and the only real visibility is a soft glow of lights in the evening.

We now seem faced with the possibility of an enormous fitness center, operating eighteen hours a day generating substantial new traffic in the area combined with the resulting noise of an outdoor swimming pool which seem to have no place in the current neighborhood. The pool in particular will create a quality of life "environmental impact" This proposed new facility will have without a doubt a very significant impact on property values in the immediately surrounding area specifically Sterling Lake with absolutely no benefit for the current residents.

The traffic is already problematic on High Ridge Road and Turn of River Road for most of the day. It's evident that as a result increased traffic on High Ridge, people are using Turn of River Road as a means to avoid traffic. How is the additional traffic going to be dealt with?

Stamford has many fitness centers that can satisfy the specific needs of its residents and other communities. I urge you to question does Stamford really need an additional fitness center where the end result will severely impact the lifestyle and economic value of our residential neighborhood?

If this was going to be built across a small area from your home would you be in favor of changing the zoning to accommodate?

Thank you for your attention and consideration.

Lorraine and Kendall Hubbard
181 Turn of River Road, Unit 6
Stamford CT 06905

From: Howard Malis <projectdoc@aol.com>

Date: March 20, 2017 at 3:32:20 PM EDT

To: <tdell@stamfordct.gov>, <cfishman@stamfordct.gov>, <jtepper@stamford.gov>, <mtotilo@stamfordct.gov>, <rquick@stamfordct.gov>

Cc: <wlevin@stamfordct.org>, <znaumowicz@stamfordct.gov>, <jgodzeno@stamfordct.gov>

Subject: High Ridge Park application 217-01

I am writing to express my hope that you will deny application 217-01 to High Ridge Office Park for their expansion of a health club in the office park. I live in the neighborhood bordering the office park. My area is zoned residential and I feel that the area has substantially changed from a residential neighborhood to a major thoroughfare for commercial and office workers. I find that traffic on Turn of River has increased and I am fearfully pulling out of Talmadge Lane onto Turn of River. This is besides the ambulances and fire trucks that regularly travel the street.

The four way stop at the corner of Intervale Rd. and Turn of River is a nightmare. Not a day doesn't go by when drivers either run the stop sign or speed through it. Just the other day 3 cars just sped through the intersection not even slowing down. I was attempting to turn and had to brake hard to avoid an accident. While I realize that the planning board can't control the stupidity of drivers it does have the power to limit an extra burden to a residential street from becoming the major bypass to High Ridge Road by not having a facility that draws more and more people to the area.

I have recently noticed that increased signage is being erected to attempt to "calm" the traffic but I feel the efforts will be fruitless. I even noticed for the first time in months that Stamford Police had a "speed trap" on the street. Allowing a facility that has by their own admission a goal of bringing thousands of people to their facility will only increase the traffic in the area and at all hours of the day and night.

The area has certainly increased truck traffic and at all times of the day, I hear the beep-beep of trucks backing up in the Trader Joe's parking lot making deliveries and I can hear the refrigerated trucks waiting in the parking lot for the store to open. Commercial businesses have flourished in the area and our quiet neighborhood has become the way to get to and from this area. Promised buffers have not seemed to work or been maintained.

I cannot stress enough that the character of the neighborhood has substantially changed and we have gone from a residential area to a thoroughfare for these commercial enterprises so I ask you to deny the construction of said facility which will bring more traffic and noise to the neighborhood.

Howard Malis
14 Talmadge Lane

To live in hearts we leave behind, is not to die.
Thomas Campbell

From: <stephipepper1@aol.com>
Date: April 2, 2017 at 9:10:10 AM EDT
To: <tdell@stamfordct.gov>
Subject: Fwd: Request for text change at High Ridge Park

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

From: stephipepper1 <stephipepper1@aol.com>
To: tdell <tdell@stamfordct.gov>
Sent: Sun, Apr 2, 2017 8:26 am
Subject: Request for text change at High Ridge Park

Dear Theresa,

It is my hope that the members of the Stamford Planning Board will see the passing of this text change as a major social and economic blow to Stamford. There are lots of fitness centers not only in Stamford, but also in surrounding towns both for profit and non-profit who rely on memberships to keep their businesses thriving. The possibility of a monstrosly large facility such as Lifetime Fitness would not only injure the architectural beauty of High Ridge Ridge, but also to attempt to undermine these longer established businesses whose clientele are from the surrounding neighborhoods in which these businesses are situated. The utter clamor to feed the behemoth of what Lifetime Fitness needs to be profitable will suck the wind out of all the others. High Ridge Park should not be permitted to demolish a building for construction of another that has no architectural similarity to the others let alone a completely different business. The text change would open the door to all other properties of same designation. I hope the Board will see this text change as something that should not take place not only for the preservation of Stamford's economic stability but probably for the county as well.

Because the presenters of Lifetime Fitness's case will surely give fabulous statistics to support the positive aspects of their presence in the community, I hope the Board will not be swayed or distracted by the razzle dazzle of their showmanship. In the long run, the text change to accommodate Lifetime Fitness will become a lifetime crusher of local business and neighborhood tranquility. I dread the thought that the beautiful building in question (#3) could be taken down to allow the construction of something unfitting and potentially become another vacant piece of architecture of certainly lesser distinction. Allowing the text change needed to allow this construction is reckless and unfitting. Please do not allow it to happen and make protecting the existing businesses a priority.

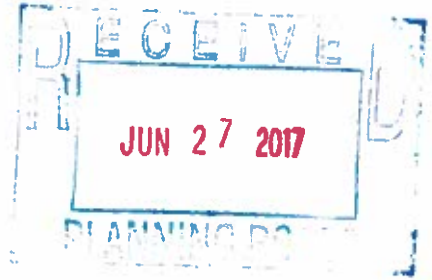
Sincerely,

Stephanie Mark
181 Turn of River Road
Stamford, CT 06906

Stephanie
stephipepper1@aol.com

RIVERTURN CONDOMINIUM ASSOCIATION
180 TURN OF RIVER ROAD
STAMFORD, CT 06905

Government Center
Planning Board
888 Washington Boulevard
Stamford, Ct 06901



June 21, 2017

ATTENTION: Ms. Thersa Dell

Dear Ms. Dell

I am reside on Turn of River Road where it intersects with Buxton Farm Road. This is an intersection of great concern to my neighbors, the community, and me. This intersection is widely used by commuters going to and from work, as well as non rush hour periods. In addition we have the Turn of Riverturn Fire Department near by. At this intersection there is an assisted living facility with approximately one hundred residents.

Not too long ago a vehicle ran down a senior pedestrian, residing at Sunrise Senior Living. He had multiple bone fractures, was hospitalized for a period of time and now recovering slowly.

Although there is a stop sign at this intersection it is often times ignored. I am a concerned citizen and president of the Riverturn Condominium Association which is composed of seventy homes, made up with families ranging from retired couples to families with young children and there are numerous other homes off Turn of The River Road. It is time we looked out for well being of the pedestrian.

It is the opinion of the Associations Board of Directors that this was the accident which was waiting to happen. Should we now wait for a fatality in order to act?

To compound matters a Life Time Fitness Center is planned at the High Ridge Office Park, with an expected membership of potentially five thousand members. Its hours of operation from 5 AM to 11 PM seven days a week. This complex is planning a wide variety of offerings, to mention a few: a competitive basketball league, social events, child center, personal training, outdoor sports shopping, food and a bar. This complex does not belong in a residential area. The influx of commercial traffic bases as well private vehicles will be unbelievable. An area you would not like to call home.

I am extremely concerned for the safety of our citizens. Your members of the planning board as well as the Zoning Board should not allow this to happen. SUPPORT THE RESIDENCE YOU REPRESENT.

Your attention in this matter is urgently needed

Sincerely yours,

Peter Licopantis
President, Riverturn Condominium Association,

From: Roger Nicholson <rjnicholson@optonline.net>
Date: August 1, 2017 at 11:12:18 AM EDT
To: <tdell@stamfordct.gov>
Subject: Life Time Fitness

Dear Theresa Dell,

I am once again writing you to let you know my strong opposition to the Life Time Fitness application for High Ridge Park to be heard on August 8th. Being a resident of Turner River Road, I am opposed to the Life Time Fitness complex being forced into my residential community. This complex will negatively affect traffic, congestion, overall quality of life and housing values. I urge you to do whatever you can to stop this large recreational complex and outdoor swimming pools from being built in the High Ridge Office Park.

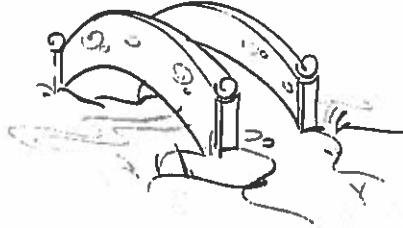
Sincerely,

Roger Nicholson

RECEIVED

AUG - 2 2017

ZONING BOARD
OF APPEALS



Riverturn Condominium Association & R.C.D.

July 31, 2017

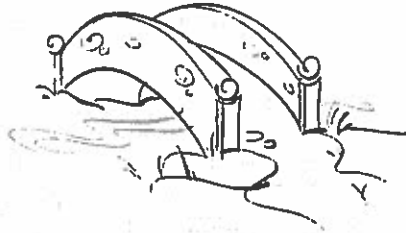
The Honorable David Martin
Mayor, City of Stamford
888 Washington Blvd.
Stamford, CT 06901

Dear Mayor David Martin:

The Board of Directors of Riverturn Condominium Association would like to meet with you regarding the proposed Bridges project by Epoch. As you might be aware, this company plans to request a variance in Stamford's zoning in order for the construction of an Alzheimer's facility proposed for the corner of Intervale Road and Turn of River Road, even though SunRise Senior Residences, located 251 Turn of River Road, already provides for memory-impaired individuals. Also, we have concern about The Life Time Fitness company that seeks a variance by our complex, as this project looks to have a membership in excess of 5,000 people, as well as providing a comprehensive commercial establishment that would impact the quality of life we are trying to maintain in a city that seems to turn a deaf ear to its shrinking middle-class residential areas.

Riverturn's The Board of Directors has met with Michael Glynn, Vice President of National Development, and listened to his proposal. As Board members elected to enhance not only the physical ambiance of our community, but also to protect its real estate value, we could not support Bridges' Project by Epoch or The Life Time Fitness project. We are concerned about the variances being sought.

There is no doubt that High Ridge Road, which lies along one side of Riverturn Condominiums, is a high-traffic, commercial area. And, a proposed addition of a medical unit located at 831-833 High Ridge Road—in addition to the urgent care facility up and running at 850 High Ridge Road—is planned. The Master Plan of the City of Stamford states the following and includes the Turn of River locale, along with Newfield and Westover areas, by name; the Master Plan is clear: "Preserve and enhance the character of existing residential neighborhoods". We were encouraged by your recent comments in The Stamford Advocate, where you stated that "What works in the South End does not work in Glenbrook or Springdale. What works in the downtown does not work in the mid-Ridges or North Stamford.



Riverturn Condominium Association & R.C.D.

We need to be thoughtful about that and protect our precious neighborhoods," "This is why I believe a denial of the 260 Long Ridge Road application is appropriate." In your formal statement, you continued: "The Long Ridge application has highlighted the need for us to mindfully and thoughtfully assess the positive benefits of development with the potentially negative impact of development on the surrounding community." When we meet, we would like you to focus on the following question: How would/does the city justify approving the zoning variances for the Bridges'/Epoch Project as well as The Life Time Fitness facility when the city's master plan—which addresses what is best for the city's growth, economic stability, and draw for residents—specifically designates the Turn of River area to be in a residential zone, one not to be further encumbered by a proposed complexes that undermine the integrity/intent/ big-picture of the master plan?

We plan to invite taxpayers living in the Stone-Brook condominiums, the gated community of Sterling Lake, and those living on Talmadge Lane to your meeting. Since this totals 139 residences, please plan to meet with us at the Turn of River Fire House, located across the street from Riverturn Condominiums. Communicate with Peter Licopantis (203-322-7092), President of Riverturn Condominium Association, to set up a time that is mutually agreeable. We look forward to hearing from you in the near future, as Michael Glynn indicated that Bridges/Epoch was looking to break ground for their proposed project soon, and we understand the Life Time Fitness company is also eager to demolish the building it has its sights set on and move ahead.

We also look forward to being able to support you in your desire to serve our city for another term as Mayor.

Yours Sincerely,

Peter Licopantis and Marcia Wright
Presidents of the Riverturn Community Tax District
and Riverturn Condominium Association

CC: Ralph Blessing: Land Use Bureau Chief

Jim Caterbone: B.O.R. - 18th district

J.R. McMullen: B.O.R. - 18th district

From: Edeltrud Coll <edeltrud27@outlook.com>

Date: August 2, 2017 at 2:45:51 PM EDT

To: Dell Theresa <tdell@stamfordct.gov>

Cc: Peter Licopantis <pglydl3@optonline.net>, "Intervale / Turn of River Action Group" <itv.tor.actiongroup@gmail.com>, "marlen5@aol.com" <marlen5@aol.com>, Jane Cuthbertson <janecuthb@gmail.com>, Caroline Simmons <Caroline.Simmons@cga.ct.gov>, "Hankcuthb@g.mail.coml" <Hankcuthb@g.mail.coml>

Subject: Re: Life Time Fitness Traffic Study

Ms. Dell;

The Traffic Study that will be presented to you by Lifetime Fitness is highly subjective and demonstrates the present traffic pattern and not what can be expected unless the City places Traffic Police on the crucial points listed in the report.

The issue here is that the membership numbers Life Fitness themselves expects, will add such a horrendous increase in vehicular traffic already on overload, that no one will get through without major road-rage. Of course a traffic light will be necessary at TOR and Buxton Farms intersection, where drivers have to wait for several light changes, like a queue before getting through. There is already a waiting time at this 4Way intersection as well as TOR/Intervale Rd. Same at the High Ridge traffic Merritt 35 light for through traffic and on/off ramps.

I know of what I speak - the line of cars waiting for a light change are passing by my house now.

Edeltrud A. Coll

Turn of River Rd. Unit 9B

From: Marcia Wright <marciawright64@gmail.com>

Date: August 2, 2017 at 1:17:35 PM EDT

To: <tdell@stamfordct.gov>

Cc: <itv.tor.actiongroup@gmail.com>

Subject: Traffic Study

How can a facility that plans to have a membership in the range of 5,000 not increase traffic in our neighborhood?

Marcia Wright
Sent from my iPad

From: Theodore Adler <ted.adler@gmail.com>

Date: August 3, 2017 at 6:37:42 PM EDT

To: <tdell@stamfordct.gov>

Subject: Lifetime Fitness Traffic Study

Although their study claims no significant increase in traffic on Turn of River Road, it doesn't appear to take into account the anticipated number of members that will use the facility. As a homeowner in the Sterling Lake community, I respectfully ask that you require them to provide you with a realistic number of members anticipated and their history in other centers as to how frequently, on average, each member uses the center, so that you can ascertain what a real estimate of the traffic will be.

Sincerely,

Theodore Adler

From: Paul Longo <paullongo@optonline.net>
Date: August 7, 2017 at 3:36:52 PM EDT
To: Theresa Dell <tdell@stamfordct.gov>
Subject: Please reject HRREO Application 217-01 (Life Time Fitness)

Ms. Theresa Dell, Chairwoman
Stamford Planning Board
888 Washington Blvd.
Stamford, CT 06901
Email: tdell@stamfordct.gov

August 7, 2017

Dear Madam Chair,

I am writing to oppose High Ridge Real Estate Owner LLC's Application 217-01 for text changes to Stamford's Zoning Regulations that would enable the construction of a Life Time Fitness facility in High Ridge Park. I just received the updated application package, and I understand that this application will be heard by the Planning Board tomorrow (August 8, 2017).

First, on Page 2 of Attorney William Hennessey's 7/19/17 letter to Associate Planner Vineeta Mathur, he states that "Life Time intends to preserve much of the existing foliage on the south side of the site...". He also states that "Importantly, we note that the parking lot will not be moving any closer to the property boundary than it exists today." But the conceptual site plan that he provides appears to belie these statements:

Here is what this section of High Ridge Park looks like today, via Google Maps:
(Note Sunrise Assisted Living at the bottom, and the Sterling Lake community to the right.)



Here is the conceptual site plan that appears on PDF Page 35 of Application 217-01:



As you know, the white rectangle is the proposed building, with large signs mounted on top. If you compare these two images, you will see that (despite Attorney Hennessey's claims to the contrary) the thick buffer of trees that screens High Ridge Park from Sunrise Assisted Living appears to be severely reduced—two pools and a huge parking lot would encroach on that facility...where you, I, or our loved ones might one day reside. (Imagine those poor people trying to get some peace and quiet under these conditions.) And the south parking lot appears to be expanded toward the Sterling Lake single-family community, as well. (Note the wider lot driveways and narrowed band of trees to the south.)

By the way, I notice that the consultants' reports (which Atty. Hennessey stated were obtained to "address" the neighbors' concerns) totally concur with all of the applicant's claims. I am always amazed at how paid consultants invariably seem to arrive at the conclusions that they are paid to produce. There is currently a [proposal](#) in the Board of Representatives' Land Use Committee that would allow the Zoning Board to hire independent consultants for future applications. One look at these bought-and-paid-for reports confirms the need for such a change.

Finally, please note the following excerpt from an Advocate article that was published on 1/5/15. I have added bolding for emphasis:

<http://www.stamfordadvocate.com/local/article/Stamford-surgery-center-draws-opposition-from-5995428.php>

Stamford surgery center draws opposition from hospital

Elizabeth Kim

Updated 10:34 pm, Monday, January 5, 2015

In a telephone interview, **William Hennesey** [sic], an attorney for **Stamford Hospital**, disputed the charge the hospital was merely out to stifle competition. Under present zoning, he said, there were plenty of areas in the city where outpatient surgical centers can be located.

"The hospital has no problem with any current as of right zoning, but thinks it's **poor planning and short-sighted to allow surgery centers in the CD zone without first conducting an in-depth study of the adverse consequences,**" he said. "Thus far, the applicant has not provided such a study."

So it would appear that Atty. Hennesey (who represented Stamford Hospital in successfully *opposing* HRREO's application for a modest six-suite surgical center in High Ridge Park, but is now *representing* HRREO in *its* application for a gigantic fitness center with outdoor pools in the *very same location*) is talking out of both sides of his mouth. (Substitute "**fitness**" for "**surgery**" in his statement above, and you will see what I mean.)

I could go on for hours about the additional flaws in this proposal, but your time is too valuable. I believe that other concerned entities (such as the State Historic Preservation Office) have already conveyed some of these issues to you. In sum, the points that I raise appear to cast doubt on the veracity of Atty. Hennesey's claims. For these reasons and more, I urge the Planning Board to reject this application.

Sincerely,

Paul A. Longo
76 Bradley Place
Stamford, CT 06905

From: Paul Longo <paullongo@optonline.net>
Date: August 8, 2017 at 2:42:57 PM EDT
To: Theresa Dell <tdell@stamfordct.gov>
Subject: Excessive noise levels from LTF pool facility

Ms. Theresa Dell, Chairwoman
Stamford Planning Board
888 Washington Blvd.
Stamford, CT 06901
Email: tdell@stamfordct.gov

August 8, 2017

Dear Madam Chair,

I just reviewed Jaffe Holden's 4/9/17 memo ("**High Ridge Corporate Park, Stamford Connecticut - Community Noise Impact of Proposed Life Time Fitness Facility**"). The author, consultant Mark Reber, correctly notes that the City of Stamford's Code of Ordinances ([Chapter 164 - Noise](#)) dictates the maximum sound-pressure levels (in A-weighted decibels) that are permitted at the property line between a commercially-zoned and a residentially-zoned property (in this case, between the proposed Life Time Fitness facility and Sunrise Assisted Living). He correctly notes that these levels are 10 dBA lower at night (**45 dBA** at night, vs. **55 dBA** during daytime). Finally, he correctly notes that "daytime hours" are defined in the ordinance as between 8:00 am and 8:00 pm, Monday through Saturday, and between 10:00 am and 5:00 pm on Sundays and federal and state holidays. (Nighttime hours are defined as all other times.)

Table 1 ("Projected Pool Activity Noise") in Mr. Reber's report states that the noise level at the west property line between the proposed Life Time Fitness facility and Sunrise Assisted Living is anticipated to be **66 dBA**. This is 11 dBA over the 55 dBA daytime limit allowed by our city ordinance.

During my former career as a Stamford police officer (I retired in 2016), I had to familiarize myself with our city noise ordinance. (In fact, I still own a portable sound-level meter.) During this process, I learned that the decibel scale is a logarithmic (not linear) scale. Each 3 dB increase is equal to a doubling in *absolute* sound-pressure level. And **each 10 dB increase is equal to a doubling in *perceived* sound-pressure level**. (Since the A-weighted scale uses perceived decibel levels, we will use the latter comparison here.)

What Mr. Reber's report does *not* state is that, in terms of perceived sound-pressure level, the anticipated 66dBA level is **over twice the legal daytime limit** imposed by our city ordinance. And, if that sound level persists after 8:00 pm (5:00 pm on Sundays and holidays), it is **over four times the legal nighttime limit of 45 dBA**.

Mr. Reber's report states that sound-control screening, such as an "earthen berm or solid fencing," may help mitigate this problem. But he then states that "the exact location, extent, and height of the sound control screening will need to be determined based on further developed plans for the subject facility." I find it difficult to believe that a berm or a fence of any reasonable height will shield the residents in the upper floors of Sunrise Assisted Living from the noise generated by the proposed LTF pool. If you haven't been to that facility, here is a photo:



Considering the fact that existing Life Time Fitness centers are open for business until **11:00 PM** every night, this problem will not likely be mitigated by any means (other than relocating the pool). I will conclude by once again quoting Atty. Hennessey's statement opposing the failed 2014 text-change that would have allowed six-bed surgical centers in our office parks:

...it's poor planning and short-sighted to allow surgery centers in the CD zone without first conducting an in-depth study of the adverse consequences," he said. "Thus far, the applicant has not provided such a study."

Amen to that.

Sincerely,

Paul A. Longo
76 Bradley Place
Stamford, CT 06905

**DOCUMENTS RECEIVED
AT MEETING**

Scott A. Hutchason
15 Mill Valley Lane
Stamford, CT 06903-1610

August 8, 2017

Members of the Planning Board
City of Stamford

Re: Application #217-01 – High Ridge Real Estate Owner, LLC

Members of the Planning Board:

In 2014 the Planning Board considered a proposed change to Master Plan Category #8: Mixed-Use—Campus. Among proposed uses that the Planning Board deliberately struck were **recreation, health clubs, and spas**. In addition, the Planning Board went on to insert a specific prohibition against **sports and entertainment complexes**.

The intent of the Planning Board is clear. What has changed in this short time to cause the Planning Board's judgement to be in error?

Sincerely yours,



Scott A. Hutchason

#8. MIXED-USE -- CAMPUS

This category is intended to provide for and protect low-density office parks and commercial (non-retail) centers in locations outside of the Downtown, by allowing limited expansion and adaptive reuse of compatible office, research and development, residential, light industrial, GEM (government-education-medical), government, educational and medical recreation, health clubs, spas and limited retail and service uses. Retail shall be limited to those uses that are clearly secondary and/or accessory to other principal uses, such as coffee shops, food shops, dry cleaners and convenience stores. Principal large-format retail uses, shopping centers, sports and entertainment complexes and similar uses shall be prohibited. New buildings and structures shall be compatible with the scale, height and character of existing buildings and maintain a landscaped "campus" setting of relatively low development intensity compatible with surrounding residential properties. Mixed-use development including adaptive reuse of existing buildings shall be carefully planned and designed and shall result in no net increase in traffic impact compared with office development. Development within this category shall be at densities, height and bulk far below those allowed in Downtown (Category 11). Such development may be permitted to locate on sites "suburban" in nature, subject to approval of the Zoning Board, based on (1) compatibility with adjacent uses and residential areas, (2) superior design including landscape design to buffer this use from adjacent residential uses, (3) superior traffic management, (4) compliance with the goal of directing most commercial development to Downtown, and (5) compliance with design guidelines. Total floor area shall not exceed 0.4 FAR for property located adjacent to State highways.

Zoning Board Application #217-01
High Ridge Real Estate Owner, LLC
Planning Board Meeting – August 8, 2017

#7. COMMERCIAL—Arterial

This category is intended to provide for and protect business-oriented development (1) extending from the Downtown or (2) along major arterial routes. The category is intended to: (1) encourage retail and by Special Exception compatible uses (limited office and residential) distinct from the Commercial-Neighborhood (Category #6) and Downtown (Categories #9, #10, #11) development; (2) be mindful of traffic, safety and community design considerations with regard to the residential neighborhoods abutting; and (3) be serviceable by the capacity of existing arterial systems. Automotive uses and shopping centers shall be permitted subject to Planning Board review and recommendation and approval by the Zoning Board on the basis of (1) compatibility with adjacent development, (2) superior design, and (3) improvement of traffic safety or congestion conditions. Development within this category shall be at densities below those allowed in Commercial-Neighborhood (Category #6), with bonus subject to approval by the Zoning Board on the basis of (1) compatibility with adjacent uses, (2) superior design, (3) superior traffic management, (4) compliance with the goal of directing most commercial development to Downtown, and (5) compliance with design guidelines. Residential development within this category shall not exceed the permitted density of Residential-Low Density Multifamily (Category #3).

#8. MIXED-USE – CAMPUS

This category is intended to provide for and protect low-density office parks and commercial (non-retail) centers in locations outside of the Downtown, by allowing limited expansion and adaptive reuse of compatible office, research and development, residential, government, educational and medical uses. Principal large-format retail uses, shopping centers, sports and entertainment complexes and similar uses shall be prohibited. New buildings and structures shall be compatible with the scale, height and character of existing buildings and maintain a landscaped "campus" setting of relatively low development intensity compatible with surrounding residential properties. Mixed-use development including adaptive reuse of existing buildings shall be carefully planned and designed and shall result in no net increase in traffic impact compared with office development. Development within this category shall be at densities, height and bulk far below those allowed in Downtown (Category 11). Such development may be permitted to locate on sites "suburban" in nature, subject to approval of the Zoning Board, based on (1) compatibility with adjacent uses and residential areas, (2) superior design including landscape design to buffer this use from adjacent residential uses, (3) superior traffic management, (4) compliance with the goal of directing most commercial development to Downtown, and (5) compliance with design guidelines. Total floor area shall not exceed 0.4 FAR for property located adjacent to State highways.

#9. URBAN MIXED-USE

The purpose of this category is to encourage redevelopment and to provide an orderly transition from the more-intensive Downtown area (Category # 11) to adjoining neighborhoods; and to provide a mix of uses complementary to and supportive of the Downtown. Intended is a full array of uses including high-density residential uses as the primary use in this category, supported by a dynamic mix of neighborhood retail and service uses, office, and recreational uses serviced by mass transportation and quality streetscapes that enhance connections between the Downtown and outlying neighborhoods of

economic development strategies. The plan will provide a comprehensive overview of the local and state economies; set policy direction for economic growth within the City; and identify strategies, programs and projects to improve the local economy.

3A.2: Market existing and create new Incentives to attract business. Market existing incentives and business loans to corporations and small businesses and create new incentives where feasible to support business development. Currently, the City partners with the Connecticut Department of Economic and Community Development and the Connecticut Department of Energy and Environmental Protection to offer incentives to new and expanding businesses in Stamford through several programs, including the Enterprise Zone Program, the Brownfield Remediation Program, the C-Pace program and the Urban Jobs program.

3A.3: Encourage modernization of office space and allow for adaptive reuse. Encourage modernization of outdated office space to enhance efficiency and provide technological capability and allow for adaptive reuse of vacant office space for residential and mixed-use development. Capital improvements to enhance technological capability should be pursued and zoning should be amended, as appropriate, to allow for reuse. See Policy 3B.5.

3A.4: Promote upgraded telecommunications infrastructure. Analyze the impact of cellular phone coverage throughout the City as it affects technology.

3A.5: Explore the feasibility of the development of a convention center in the Downtown. A convention center could support hotels, restaurants, shopping and entertainment venues Downtown; provide an attractive reuse option for vacant large floor-plate office space; and enhance the vitality of the Downtown. Stamford is strategically located as a convention destination on I-95 and the Northeast Corridor rail line and could provide an attractive and more affordable convention alternative to New York City.

3A.6: Increase and promote financial, technical assistance and development programs for industry. Tax credit and financing programs should be employed to encourage manufacturers to remain in Stamford, attract new manufacturers and help companies upgrade buildings and equipment.

3A.7: Promote live/work arrangements. Zoning should be amended to clarify the difference between home occupations and home businesses as accessory uses in residential districts. Home occupations should be as-of-right and typically consist of a single person working from home. Such use should prohibit employees, signs, off-premise noise and smells, increases in parking and traffic and changes to the appearance of the residence. Home businesses should be permitted by Special Exception and generally include businesses operating out of a home that have employees and generate visitors.

3A.8: Promote affordable artist live/work space. The City should encourage strategic alliances between arts groups and affordable housing builders to create artist live/work housing and artist housing with shared work and gallery space.

Policy 3B: Growth Management

Encouraging development in areas with strong transit access and the infrastructure to handle additional density is central to the economic vitality of Stamford. Regional office and retail and higher-density housing should be concentrated in the Downtown and around the Stamford Transportation Center; neighborhood-scale transit-oriented development should be encouraged in the vicinity of the Glenbrook and Springdale train stations and potentially at a new proposed transit node at the intersection of East Main Street and Myrtle Avenue. Quality transit connections and an inviting environment for bicyclists and pedestrians support higher-density activities in concentrated nodes where fewer users are dependent on personal automobiles and can travel to and within neighborhoods without increasing vehicle congestion or requiring parking facilities. The City should support the concentration of economic growth in these areas by pursuing the following strategies:

Implementation Strategies

3B.1: Concentrate regional office, retail and entertainment uses and high-density residential development Downtown. Regional office, retail development and entertainment uses should be concentrated Downtown and near the STC in order to support Downtown's position as a regional center. Higher-density housing should also be encouraged in order to support an active live/work Downtown, promote transit use and enhance the vitality of Downtown as an attractive, walkable city center for living, working and entertainment.

3B.2: Discourage expansion of office development outside of Downtown in areas that do not have direct access to transit. Regional office development should be concentrated in the Downtown. Smaller-scale office should be encouraged in areas close to transit including Glenbrook, Springdale and potentially near a proposed transit node at East Main Street and Myrtle Avenue. Redevelopment of underutilized office space in suburban-style office parks for mixed-use development should be encouraged. Significant new office development outside of the Downtown is currently permitted under existing zoning; zoning for these areas should be amended to encourage mixed-use development.

3B.2-a: Employ a 50 percent floor area ratio (FAR) cap for office development in industrial districts. Limited amounts of additional office development could be considered for uses that meet performance/environmental and design standards.

3B.2-b: Discourage retail and office development in industrial districts. Superstores and large-scale office buildings should not be allowed in industrial districts with the following exceptions:

1) supermarkets, 2) furniture outlets, 3) construction-related stores, and 4) research and development (R&D) space.

3B.3: Encourage redevelopment of vacant Downtown office space for housing. Conversion of vacant office space Downtown for residential use has been a successful policy employed by the City and should be continued. A particular focus in this strategy should be on residential uses that capture Stamford's changing demographics – especially younger adults who want to live in small downtown apartments within walking distance to their jobs or transit. To be successful in attracting this demographic group, residential redevelopment will need to incorporate the types of modern amenities sought by younger adults, including landscaping and open space, technological innovations and sustainability features. In addition to helping to address Stamford's high office vacancy rate, it increases residential density Downtown, which supports retail, restaurant and other commercial uses and provides opportunities for people to live and work Downtown.

3B.4: Encourage the reconfiguration of existing office and retail space to accommodate market trends and potential new users. The needs of commercial users have changed dramatically in recent years, as technological shifts have allowed for more telecommuting, flexible work schedules and "virtual" meetings. As a result of these and other trends, many offices have moved toward open floor plans that emphasize collaboration and flexibility rather than individual work spaces. Existing office spaces will need to be re-engineered to be consistent with these market trends and to become the type of work spaces that businesses and employees expect. Such reconfiguration of space can, in turn, encourage businesses to function differently to better fit current market needs and alleviate impacts on traffic. Live/work arrangements, flex-time work schedules, improved infrastructure to allow for telecommuting and promotion of ride-sharing and other commuting alternatives, are all transportation-demand management tools that should be explored and encouraged.

3B.5: Encourage the State of Connecticut to work cooperatively with the City of Stamford to plan for transit-oriented development at the Stamford Transportation Center. As the State pursues its plans for TOD at the Stamford Transportation Center it should work cooperatively with the City to ensure that new development is consistent with Stamford's STC Master Plan and is appropriately scaled and pedestrian-friendly. The City encourages the State to consider the urban design context of its plans as well as traffic and pedestrian circulation impacts to ensure that its plan is consistent with realistic market absorption and will not exacerbate office vacancies Downtown and traffic conditions at and around the train station.

3B.6: Improve local bus transit service quality and frequency. A high-quality local bus transit service connects employment and residents of Stamford's neighborhoods to the jobs and community amenities available in the Downtown, as well as to regional transportation services (Metro-North, Amtrak, Greyhound and I-Bus express bus), without burdening the Downtown with the need for additional parking infrastructure. See Strategy 4C.2-a.

Implementation Strategies

4E.1: Encourage the State to coordinate with the City on plans for TOD at the Stamford Transportation Center. The State proposes the creation of significant new commercial, residential and retail development at the Stamford Transportation Center. This proposal is being developed behind closed doors at the State level without input from the City. As the future development of this land will have a substantial impact on the character and function of Stamford's primary gateway and affect both the Downtown and South End, the City encourages the State to reconsider its closed-door position and work in partnership with the City on the TOD plan. The City urges the State to consider the recommendations of the Stamford's 2010 STC Master Plan (see Section 4.C) and to ensure that its TOD plan provides for a pedestrian-friendly transit hub that is well-connected with nearby neighborhoods and provides appropriately scaled residential and commercial development.

4E.2: Implement the recommendations of the Glenbrook and Springdale Village District TOD Feasibility Study. The City is working with a consultant team and neighborhood residents to develop a plan for TOD at the Glenbrook and Springdale train stations. This project was initiated in the fall of 2013 and is expected to be complete by the end of 2014. The City should work to implement the recommendations of this report, as appropriate, upon publication.

4E.3: Consider transit-supportive land-use policies for development near East Main Street and Myrtle Avenue. As discussed, SWRPA recently prepared a study examining the potential for an intermodal transit facility at East Main Street and Myrtle Avenue, which could include a combination of rail station, bus station and pedestrian and bicycle facilities. Zoning that would allow higher-density development together with lower parking ratios in this area could encourage development and transit use as well as reduce traffic congestion in the vicinity of the Stamford train station.

4E.4: Consider opportunities for mixed-use transit supportive redevelopment of underutilized office parks on High Ridge and Long Ridge Roads. As contemplated in the *Downtown Streetcar Feasibility Study* prepared in 2010 and the recently completed *Long Ridge and High Ridge Corridor Study* (2013), a north-south transit corridor with relatively express and direct priority bus service along the Ridge Roads could provide a reasonable alternative to automobile travel along the corridors, easing traffic congestion. This, in turn, could create opportunities for mixed-use transit-supportive redevelopment of underutilized office parks along the corridor.

The redevelopment strategies in these two corridors need to take into consideration the fact that the Merritt Parkway operates at capacity during peak hours and that its capacity cannot easily be increased because it is listed on the National Register of Historic Places. Replacing office buildings with mixed-use developments may therefore be appropriate, since the addition of residential uses in this corridor would internalize some traffic that otherwise would use the Merritt Parkway, and some of the traffic generated by the mixed-use developments would be in the off-peak direction and would tend to peak prior to the morning office traffic peak and after the evening office peak.

The City has set forth the following goals for Downtown, the South End and the Stamford Transportation Center area. Policies and implementation strategies for achieving these goals are outlined below.

- Take advantage of the synergies between the Downtown and South End to maximize the potential of both neighborhoods
- Maintain and augment Downtown's standing as a regional center
- Encourage revitalization of existing residential neighborhoods in the South End
- Enhance the Stamford Transportation Center as a gateway to the City of Stamford
- Improve connectivity between Downtown, the South End, the Stamford Transportation Center and adjacent neighborhoods
- Promote quality urban design and enhance streetscapes
- Promote and enhance public waterfront access

Policy Recommendations

Policy 5A: Support Downtown as a Regional Center

Downtown should remain the focal point for large-scale office and residential development as well as regional retail and cultural attractions. Office development outside of Downtown should be discouraged.

Implementation Strategies

5A.1: Concentrate regional office, retail and entertainment uses and high-density residential development in the Downtown. See Strategy 3B.1.

5A.2: Identify opportunities to relocate office uses that are currently situated in other neighborhoods to the Downtown.

5A.3: Encourage redevelopment of vacant Downtown office space for housing. See Strategy 3B.3.

5A.4: Explore the feasibility of the development of a convention center in Downtown Stamford near the Stamford Transportation Center. See Strategy 3A.3.

5A.5: Promote a regional arts and entertainment district Downtown. The City should continue to work with the Downtown Special Services District and the Stamford Cultural Development Corporation to promote arts and entertainment Downtown. This collaborative effort should focus on 1) integrating arts into the physical landscape (murals, window displays, public art, etc.); 2) promoting more efficient use of existing arts and entertainment space; and 3) creating more affordable space for arts and entertainment.

CHAPTER 9.0: IMPLEMENTATION

The chapters of this Master Plan outline numerous policies that will be used to guide land-use and economic development decision-making in Stamford over the course of the next 10 years. In reviewing development applications and responding to requests for Zoning Map changes, the City will use the Master Plan policies to determine the extent to which proposed projects will further Stamford's overall vision for its future.

This chapter provides recommendations for achieving Master Plan policies and describes regulatory controls, capital budget expenditures and lobbying efforts necessary for Stamford to achieve its vision for the future. It concludes with a matrix that outlines action items for achieving the policy recommendations provided in each chapter of the Plan.

9.1 REGULATORY CONTROLS

A. Zoning

Zoning is Stamford's primary tool for implementing its Master Plan. Zoning dictates allowed uses and controls density and the scale of buildings on a site. Subdivision and site plan regulations inform the layout of lots, buildings, new roadways and landscaping on a property. Together, these regulations are the City's most effective tools for guiding development and ensuring that it is consistent with Master Plan policies. According to City Charter, any proposed Zoning Code amendments or Zoning Map changes must be consistent with Master Plan policies and the Generalized Future Land Use Plan Map. Therefore, aligning zoning regulations with Plan policies is essential to achieving the vision outlined in this Master Plan. Key zoning recommendations that should be explored for implementation are as follows:

- 1) Consider updating zoning to allow for redevelopment of office parks for mixed-use development.
- 2) Explore the creation of zoning incentives to direct regional office and retail development Downtown. Such incentives could include reduced parking ratios.
- 3) Look at rezoning industrial properties in the South End from industrial (M-G) to medium-density multifamily (R-MF).
- 4) Investigate rezoning industrial properties along the Urban Transitway from industrial (M-L) to mixed-use.
- 5) Examine rezoning industrial properties in the northern portion of the South End from industrial (M-G) to mixed-use.
- 6) Look at adjusting zoning regulations to allow for increased building heights in coastal areas in areas where FEMA has raised flood zone levels.
- 7) Consider establishing a neighborhood revitalization-focused fee-in-lieu program for meeting affordable housing requirements of development and redevelopment.
- 8) Explore creating zoning incentives to encourage use of green and cool roofs.

9.4 PRIORITY ITEMS FOR IMPLEMENTATION

Based on discussion and coordination with the City of Stamford Land Use Bureau, the following strategies represent the top priorities for 10-year implementation of the Master Plan:

1. Increase Economic Resiliency and Diversity
2. Implement the Transportation Strategies of this Master Plan
3. Support Downtown as a Regional Center
4. Maintain Character of Residential Neighborhoods
5. Develop a Historic Preservation Strategy
6. Follow up the Plan with a Downtown and South End Implementation Plan
7. Implement the Sustainability Recommendations of this 2015 Master Plan
8. Develop a Coastal Resiliency Plan
9. Create an Affordable Housing Management Strategy
10. Implement a Growth Management Strategy Looking at Potential Impacts on Schools, Infrastructure, Traffic and Municipal Services and Facilities.
11. Examine Re-use Issues of Office Space, Including the Impact of Changing Technology.
12. Coordinate Annual Reports to the Planning Board from Relevant City Department Heads on Progress Made Toward Master Plan Recommendations

9.5 INDEX OF POLICIES AND STRATEGIES

Table 28, on the following page, provides a summary of strategies for implementing the policies of this Master Plan. The matrix is organized by plan chapter and includes a set of action items under each plan policy, with each item located in the body of the Plan for further reference. For each Citywide policy, the municipal entities who would be responsible for coordinating implemented are identified; for some policies, coordination with State or federal agencies or private-sector partners may also be needed.

In addition to Citywide policies and strategies, there are a number of suggested actions for Stamford's neighborhoods. Generally, they support preserving and protecting neighborhood character and quality-of-life; improving mobility and circulation; and preserving and enhancing parks, open space and the natural environment. Creation of mixed-use centers and corridors is recommended for some neighborhoods as appropriate. Neighborhood policies and strategies are found in the Index of Policies and Strategies, Section E.

45. ~~Golf Course or Club: See Definition 27 — COUNTRY CLUB.~~ Gymnasium or Physical Culture Establishment: A for-profit or non-profit health and fitness facility containing equipment and/or indoor and/or outdoor space used by members and/or guests for the purpose of physical fitness, sports and recreational activities as well as ancillary uses including, but not limited to, child care, day camp, hair salon/day spa uses, medspa uses, weight loss/nutrition counseling, café (including liquors, subject to Section 14), physical therapy, medical office, retail sale of health and fitness related apparel, merchandise and memberships and all other customary and incidental uses of a health and fitness facility. All indoor and outdoor activities shall be predominantly participatory and not entertainment. Day surgery and other outpatient procedures are excluded.

BBB. C-D DESIGNED COMMERCIAL DISTRICT

Any parcel of land or aggregation of parcels of land to be developed, redeveloped or rehabilitated principally for offices and other uses listed herein, and where the excellence of the overall design in accordance with the criteria listed below is such as to warrant special consideration for modification of standards contained elsewhere in these regulations may be designated by the Zoning Board, upon application the manner described herein, as a C-D DESIGNED COMMERCIAL DISTRICT where a determination is made that the following objectives are met:

- a. The proposed development is consistent with the Master Plan.
 - b. The proposed development consists of such uses and such proportions as are most appropriate to its functional integration into the neighborhood.
 - c. The proposed development site plan is so designed in its space allocation, orientation, materials, landscaping and other features as to produce a stable and desirable character, complementary to the surrounding neighborhood.
 - d. The proposed development is South of the Merritt Parkway.
1. Minimum Area - The minimum site to be designated a C-D DESIGNED COMMERCIAL DISTRICT shall be fifteen (15) acres. Said minimum acreages shall have been held as a single contiguous parcel of land, whether by one or successive owners, for at least three years prior to an application for a zone change to a C-D District. The foregoing sentence shall not, however, prohibit any parcel or parcels smaller than said minimum acreage being added to, and qualifying for CD District designation, with a parcel possessing such minimum acreage, nor shall it prohibit subdivision of land zoned C-D prior to January 1, 1997 into lots smaller than said minimum acreage.
 2. Permitted Uses - The following uses are permitted in a C-D DESIGNED COMMERCIAL DISTRICT (See also Subsection G of this Section).
 - a. Professional Offices; Administrative Offices; Scientific Offices; Educational Offices;

Statistical Offices; Executive Offices; Executive Home Offices; Engineering Offices; Sales Offices; Offices for Drafting Rooms; Experimental Engineering Research Laboratories; Experimental and Research Laboratories; Gymnasium or Physical Culture Establishment; Research and Development Laboratories.

b. Supplemental and Accessory Buildings and Uses accessory to all the uses referred to in this section may include storage space for equipment, supplies, materials and motor vehicles; central heating systems; air-conditioning systems; power plants; water tanks or towers; refuse disposal system; training schools for employees; cafeterias; clinics; club houses or guest lodges for the use of tenants and employees of the buildings; such retail trade and service uses as are necessary for the comfort and convenience of the tenants and employees in the buildings; assembly hall for meetings incident to the business of the principal use or for civic meetings.

c. There shall be no commercial manufacture or fabrication of products for sale except with respect to limited quantities of test or trial products or such models or prototypes as may be created and used on the premises in pursuit of the research, experimentation or development conducted in any laboratory.

3. In connection with the uses set forth in Subsection BBB-2 the following standards shall apply:

a. Coverage: Building coverage shall not exceed twelve percent (12%) of the lot area, exclusive of building overhangs, and the maximum permitted non-porous surface area coverage shall not exceed forty percent (40%) of the lot area. Notwithstanding the foregoing, security buildings which are not more than two hundred (200) square feet and located in office parks developed prior to January 1, 1979, shall be excluded from building coverage; and uncovered patios built at finished first floor to existing buildings in the C-D District shall be excluded from building coverage, even if above grade. Notwithstanding the above, on sites where at least 50,000 square feet of existing office space is being removed, reused and/or redeveloped for non-office use, permitted non-porous surface area coverage shall not exceed fifty percent (50%) of the total lot area, following Special Exception approval from the Zoning Board. For purposes of this Special Exception, any Where existing non-conformities related to non-porous surface area coverage exist; such non-conformity may be maintained but may not be increased. Notwithstanding the foregoing and subject to Special Exception approval by the Zoning Board, any lot area improved with pervious pavement shall be excluded from the non-porous surface area coverage calculation provided non-porous surface area coverage does not exceed 50% of total lot area.

b. Height: No building shall exceed three and one-half (3½) stories in height except that on any lot having an area of thirty (30) acres or more, four (4) stories in height may at the sole discretion of the Board, be allowed provided that the buildings are appropriately screened from adjacent residentially zoned land by landscaped treatment and topography, as determined by the Zoning Board, and the area of the roof covered with mechanical penthouses and/or equipment shall not exceed ten percent (10%).

c. Yard Requirements: No building shall be located at a distance less than one hundred

feet (100') from the boundary line of a Residential District. Buildings shall be set back at least fifty feet (50') from any non-residential district or the Merritt Parkway or any street on which the lot fronts, except four (4) story buildings which shall be at least four hundred feet (400') from the front street line. Notwithstanding the above and following Special Exception approval from the Zoning Board, on sites where at least 50,000 square feet of existing office space is being removed, reused and/or redeveloped for non-office use, no building shall be located less than twenty-five (25) feet from property used for non-residential or institutional purposes at the time of application, provided that such setback areas shall include a landscape buffer (pre-existing or new) not less than fifteen (15) feet in depth. Such landscape buffers shall include dense evergreen plantings and may also include walls, fencing and other plantings. Alternatively, where a determination is made by the Zoning Board that existing landscaping satisfies this fifteen (15) foot requirement, no additional landscaping shall be required.

d. Parking: Space shall be provided on the lot to accommodate company, employee and visitor motor vehicles; with at least one (1) car space for each three (3) employees or occupants for which the buildings on the lot are designed, or three (3) spaces per one thousand (1,000) square feet of floor area, which parking space requirements shall be determined by the Zoning Board. Parking areas shall be permanently improved and suitably screened with planting and shall be set back from all boundaries at least fifty feet (50'). Notwithstanding the above and following Special Exception approval from the Zoning Board, on sites where at least 50,000 square feet of existing office space is being removed, reused and/or redeveloped for non-office use, no parking space serving said use shall be located less than twenty-five (25) feet from property used for non-residential or institutional purposes at the time of application, provided that such setback areas shall include a landscape buffer (pre-existing or new) not less than fifteen (15) feet in depth. Such landscape buffers shall maintain dense evergreen plantings and may include walls, fencing and other plantings. Alternatively, where a determination is made by the Zoning Board that existing landscaping satisfies this fifteen (15) foot requirement, no additional landscaping may be required.

e. Signage: One (1) sign may be erected facing each street on which the plot abuts. Such sign may not exceed sixty (60) square feet in area, nor extend above the roof level of the building. If a ground or pole sign, no side of the sign face may exceed ten (10) feet in length, nor may any part thereof exceed twelve (12) feet in height. Notwithstanding the above, the total area of signs placed on all walls of a Gymnasium or Physical Culture Establishment shall not exceed one (1) square foot per lineal foot of total building façade. Provided; however, the square footage of any individual sign shall not exceed the length of the façade on which it is located and no signage for a Gymnasium or Physical Culture Establishment shall be permitted on any building façade facing an adjacent residential zone. Exposed tubes, bulbs or similar exposed light sources, shall not illuminate such sign. There shall be no exterior spot lighting or other illumination of any such sign that would cause any glare observable within a Residential District. Where a parking area is provided on a plot, additional signs may be erected at the entrances and exits of such parking area provided the total surface area of all such signs does not exceed twelve (12) square feet in area and no such sign exceeds eight (8) feet in height. One (1) additional ground sign or wall sign, not exceeding sixteen (16) square feet in area and ten (10) feet in height when ground mounted, may be displayed on any plot. This sign may be erected

on a temporary protective fence on a property in the process of construction, demolition, remodeling or repair. When a Gymnasium or Physical Culture Establishment is proposed, in addition to the signage above, one (1) additional ground sign for said use may be displayed on any plot. Such ground sign or pole sign shall not exceed fifty (50) square feet in area, and no side of the sign face may exceed ten (10) feet in length, nor shall such sign exceed ten (10) feet in height. Flags, each not to exceed twenty-four (24) square feet in area and twenty-five (25) feet in height, and in the aggregate not exceeding seventy-two (72) square feet in area, may be displayed on vertical or mast-arm flagpoles. (200-32)

f. Floor Area Ratio: The F.A.R. of all buildings shall not exceed 0.40; provided however, when non-porous surface area coverage is increased beyond forty percent (40%) of the lot area using pervious pavement in accordance with subsection 3-a above, F.A.R. of all buildings on the property may not exceed 0.35. Notwithstanding the foregoing, security buildings which are not more than two hundred (200) square feet and located in office parks developed prior to January 1, 1979, shall be excluded from F.A.R. (205-32)

g. Structured Parking: In order to encourage reduced development intensity and increased building setbacks, conservation of open space, and effective use of topography to screen above-grade parking structures, the Zoning Board may grant limited exemptions from the standards of subsections (a), (c), and (f) above, subject to the following criteria: (1) parking structures shall be located on a lot of not less than thirty (30) acres and set back not less than 400 feet from the front street line and fifty feet (50') from all other property lines; (2) exempt parking structures may occupy not more than five percent (5%) of the lot area; (3) total non-porous surface area shall not exceed thirty-five percent (35%) of the lot area; (4) Floor Area Ratio of all buildings, exclusive of exempt structured parking, shall not exceed 0.35; (5) The height of such parking structure shall not exceed twenty feet (20') above average grade measured at a uniform distance of fifty feet (50') or less from the perimeter of the structure; (6) the top floor of such structure, within 100 feet of residential property, shall be ten (10) feet or more below the grade at the property line of any adjoining residential property within 500 feet of the structure, excluding the Merritt Parkway; (7) all such parking structures shall be appropriately screened from view by principal buildings, topography, and/or landscaping to the satisfaction of the Board.

4. Special Exception Uses – Notwithstanding the above, Single family, Two family and multifamily dwellings may be authorized by Special Exception by the Zoning Board subject to the following standards:

- a) The parcel shall be contiguous to residentially zoned land on all sides and shall not front on a State highway.
- b) The standards of the RM-1 Zoning District shall apply except that building height shall not exceed three (3) stories and thirty-five (35') feet, and residential density shall not exceed thirteen (13) dwelling units per acre and shall not exceed a Floor Area Ratio (FAR) of 0.4 of gross floor area (excluding garages).

- c) Total non-porous surface area coverage shall not exceed fifty percent (50%).
 - d) The parcel shall be developed exclusively for residential use and no commercial use shall be permitted.
 - e) Below Market Rate Requirement. Below Market Rate (BMR) dwelling units shall be provided in an amount equal to not less than ten percent (10%) of the number of market rate dwelling units. Required Below Market Rate units shall be affordable to households earning not more than fifty percent (50%) of the Stamford SMSA Median income and shall be provided in accordance with the standards, definitions and procedures contained within Article III, Section 7.4 of these Regulations. (203-20)
5. Within any C-D Designed District, applications requesting approval of any permitted uses or approval of site and architectural plans shall include all of the plans and information as specified by Section 7.2 C of these Regulations. Such applications shall be submitted to and be subject to the approval of the Zoning Board in accordance with the specific standards and objectives of the District, the procedures and review standards of Section 7.2 Site Plan Review, and the general purposes and other applicable standards of these Regulations, who shall not approve same until after a public hearing. (97-006)

PROPOSED TEXT AMENDMENT
 APPL. #217-01

5

Section of Zoning Regulations	Description of Proposed Change	Comments
Section 3, Definition 45 Section 9-BBB-2 (Permitted Uses)	Create definition for "Gymnasium or Physical Culture Establishment" & permit use in the C-D zone.	This use has long existed in the regulations but has never been defined. Allowing the use in the C-D zone forwards the Master Plan goal of adaptively reusing office parks.
Section 9-BBB-3-a (Coverage)	Exclude building overhangs from building coverage. Permit existing legal nonconforming non-porous surface area to remain.	Encourages preservation of unique structures. Eliminates existing legal nonconformities and forwards the Master Plan goal of adaptively reusing office parks.
Section 9-BBB-3-c & d (Building & Parking Setbacks)	Allow pervious pavement to be excluded from impervious coverage calculation up to 50%. Permit 25 foot building & parking setback from non-residential or institutionally used properties where at least 50,000 SF of office is removed, reused and/or redeveloped for non-office purposes AND a landscape buffer of at least 15 feet is provided.	Encourages sustainable development through the use of pervious pavement. Forwards Master Plan goal of adaptively reusing office parks while preserving setbacks from single family homes.
Section 9-BBB-3-f (FAR)	Reduces total FAR on the site to 0.35 when impervious coverage exceeds 40% using pervious pavement.	Creates a balance between impervious coverage and building square footage by incorporating sustainability measure. Give and take approach ensures character of the park is maintained.
Section 9-BBB-3-e (Signage)	Creates a signage standard for "Gymnasium or Physical Culture Establishment" which specifically prohibits signage facing an adjacent residential zone.	Recognizes need for different signage standard for non-office use while protecting adjacent residential zones.

Stamford Zoning Regulations – C-D Timeline

1951 (Original Zoning Regulations) (Note 6).

- C-D District regulations “intended to provide a means for the establishment of well designed, efficient, and convenient retail shopping centers that are in keeping with modern trends in retail shopping, with due regard to present and prospective traffic requirements.”
- The location of “main and accessory buildings...the traffic circulation features within the site, the height and bulk of buildings, the provision of off-street parking space and loading space, the provision of open space on the site...[shall be] approved by the planning board in accordance with the same procedure as that specified by law for approving subdivision plats.”
- Site plans for C-D District “may include landscaping, fences and walls designed to further the purposes of the regulations...and such features shall be provided and maintained as a condition of the establishment and maintenance of any use to which they are appurtenant.”

1956

- Minimum plot areas established for C-D District.
- Permitted uses listed, including: “executive office buildings, experimental electronic laboratories for the research, design, development, storage servicing and assembly of light electronic and electrical mechanical equipment and uses accessory thereto.”

1957

- Additional office uses permitted in Zone, including “Professional Offices, Administrative Offices, Scientific Offices, Educational Offices, Statistical Offices, Executive Offices, Executive Home Offices, Engineering Offices, Sales Offices, Offices for Drafting Rooms, Experimental Engineering Research Laboratories, Experimental and Research Laboratories, Research and Development Laboratories.” (Sec. 8.B.2.b.).
- Accessory Buildings and Uses, including storage space for equipment, supplies, materials and motor vehicles, club houses or guest lodges for the use of tenants and employees in the buildings, and others, permitted. (Sec. 8.B.2.c.)
- Design standards adopted as follows (Sec. 8.B.3):
 - Signage: 1 sign facing each street on which the lot abuts, not to exceed 60 s.f. nor extend above the roof level of a building; free standing signs capped at 10’ height and no higher than 12’ above ground level
 - Parking: “At least” one parking space for each three employees or occupants “for which the buildings on the lot are designed.” Parking areas must be “suitably screened with planting and shall be set back from all lot boundaries at least 50 feet.”
 - Building Coverage: not to exceed 25% and no building to be located less than 50 feet from any street on which the lot fronts, or 100 feet from a property line/boundary line with a residential district.

- Building Height: 3.5 stories
- Additional development standards include (Sec. 8.B.11):
 - All roads, driveways, parking areas must be paved;
 - Buildings must be designed and built with architectural treatment in keeping with character of surrounding area;
 - All grades must be uniform and approved by City Engineer;
 - No building contiguous to property in other districts shall have front or side yard less than that applicable to the contiguous district;
 - Location of driveways, interior streets, and automobile parking areas must be approved by the Zoning Board; and
 - No use may cause a nuisance.

1965

- Requires most restrictive lot size where plot to be converted to C-D Zone borders various residential zones. (Sec 9.B.1.d)

1968

- Reduction in required minimum lot size eligible for conversion to C-D Zone (15 acres from 20) where said land is south of the Merritt Parkway and contiguous to RA-1 or R-20 Single Family zones.(Sec. 9.B.1.b).

1978

- App. 77-004: Revisions to Sec. 9.B. changing minimum lot size eligible to be zoned C-D where contiguous to R-10 (10 acres), R-7.5 and R-5 Zones (8 acres). Prior to this amendment, minimum lot size of 10 acres was applicable to all 3 zones. (Sec. 9.B.1.c & 9.B.1.d).
- App 78-026: All landscaping required must be installed to satisfaction of the Superintendent of Parks, and be maintained in accordance with a Landscape Maintenance Agreement enforced by the ZEO and Building Inspector (Sec. 9.F).
- App. 78-025:
 - Revisions to Sec. 9.B.5.a, prohibiting commercial manufacture or fabrication of products for sale in C-D Zone.
 - Experimental electronic laboratories, research labs, etc. no longer permitted in C-D Zone. (Sec. 9.B.4.a.).
 - Revision to Sec.9.B.5.c, allowing parking requirement to be governed by either employee/occupant count (1 space per 3 employees/visitors) or gross floor area (3 spaces per 1,000 s.f. of gfa), whichever is great.
 - Amendments to Sec. 9.B.7.e requiring recommendation of Traffic Director approval for location of driveways, interior circulation, and automobile parking areas and access therefrom to adjacent streets. Before this amendment only Zoning Board approval was required.
 - Revision to Sec. 9.B.5.f, capping non-porous surface coverage at 40% of lot area.
 - Revision to Sec. 9.B.5.d lowering permitted building coverage to 12% from 25%.

1980

- App. 80-023: Establishes minimum plot size (.75 acres) for land to be zoned C-D where it is completely abutted by land located in the C-D or owned by the State of CT. (Sec. 9.B.1.g.)

1983

- App. 82-003: Amendment to Parking Requirement, allowing parking requirement to be determined by “net usable floor area” rather than “gross floor area.” Also grants the Zoning Board the authority to determine which parking standard is appropriate (parking by net floor area or employee/guest count). (Sec. 9.B.5.c). Prior to this amendment, standard which resulted in greater parking requirement automatically applied.
- App. 83-017: Gave Zoning Board authority to grant no more than 2 1 year extensions for issuance of Building Permit after granting of approvals. (Sec. 9.E.).

1988

- Sec. 9.B.7 standards removed and replaced with requirement that all uses/site plans must satisfy review standards of Section 7.2 Site Plan review. (Sec. 9.B.7).

1990

- App. 90-022: Amendment requiring Zoning Board’s approval of a GDP after a public hearing prior to designating an area as C-D, and any site plans/change in uses subsequent to said GDP are compliant with same. (Sec. 9.F.1).

1995

- App. 94-029: Amendment to Sec. 9.B.5.d allowing up to 4 stories in building height (up from 3.5) at the sole discretion of the Zoning Board, on a site of at least 30 acres or more, and where proposed structures are set back at least 400 ft from street frontage, buildings are appropriately screened, and FAR does not exceed .4. (Sec. 9.B.5.d).

1997

- App No. 97-006 and 97-007
 - Separate C-D from B-D and M-D Zones (9.BBB)
 - Addition of introductory paragraph and objectives specific to the C-D Zone, including requirement that application to designate land as C-D must be: (a) consistent with the Master Plan; (b) the proposed development consists of such uses and such proportions as are most appropriate to its functional integration in the neighborhood; (c) the proposed development site plan is so designed in its space allocation, orientation, materials, landscaping and other features as to

produce a stable and desirable character, complementary to the surrounding neighborhood; and (d) the proposed development is South of the Merritt Parkway.

- Minimum lot area = 15 acres held as a single plot for at least 3 years prior to the application (replacing sliding scale of minimum lot size depending on abutting zones). (9.BBB.d.1.)
- Yard Requirements = Remain the same except now buildings must be set back at least 50' from any non-residential district or the Merritt Parkway (down for 100' from any property line) (9.BBB.d.3.c.)
- Parking requirement can now be 1 space per 3 employees/occupants or 3 spaces per 1,000 s.f. of floor area (rather than net usable floor area) (9.BBB.d.3.d). Zoning Board still has discretion to determine which parking standard should apply.
- FAR of all buildings not to exceed .4 REGARDLESS of whether or not building is 4 stories or not (.4 FAR requirement only applied to buildings with 4 stories height). (9.BBB.d.3.f.)
- Structured Parking provisions adopted to encourage reduced development intensity and increased building setbacks, open space conservation, etc.; exempt structured parking from coverage, yard requirements and FAR where certain conditions are satisfied. (ie total nonporous surface area shall not exceed 35% of lot area). (9.BBB.d.3.g).

2001

- Residential uses permitted subject to Special Exception approval subject to certain criteria being satisfied (ie total nonporous coverage not to exceed 50%)
- App. 200-013: 50% of BMR units may be satisfied to cash contribution via Special Exception approval. (Sec. 9.BBB.4.f).
- App. 200-32: Amendment to signage regulations allowing parking signage so long as total surface area of all such signs does not exceed 12 s.f. in area and no sign exceeds 8' in height. Permits 1 additional ground or wall sign not exceeding 16 s.f. in area and 10' in height when ground mounted. Permits flag signs each not to exceed 24 s.f. in area and 25' in height, and aggregate area of same not to exceed 72 s.f. (Sec. 9.BBB.3.e).

2003

- App. 203-20: BMRs must comply with Section 7.4 (replacing language requiring compliance with Section 9-I.5.b of the Regulations and other language requiring that units be designed, constructed, sold, managed in accordance with guidelines and policies of the City, and requirement of an Affordability Plan that encourages Sec. 8 participation). (Sec. 9.BBB.4.e).

2005

- App. 205-32: Exempts security buildings which are not more than 200 s.f. and located in office parks developed prior to 1979 and uncovered patios built at finished first floor to existing buildings in the C-D from Building Coverage. (9.BBB.3.a.) Also excludes security buildings not more than 200 s.f. located in office parks developed before 1979 from FAR calculation. (9.BBB.3.f.).

2006

- App. 206-11: permits Child Day Care Center as a Primary Use in the C-D Zone, and playground area supporting same as an Accessory use. (Sec. 9.BBB.2.a & 9.BBB.2.b).
- App. 206-31: Permits no more than 3 shelter structures which may include a roof, do not exceed 200 s.f. in area, and do not have running water, heating, air conditioning or a door, which have a portion of its walls open for ingress or egress. (9.BBB.3.a & 9.BBB.3.f.).

2007

- App. 206-52: Zoning Board shall determine the bulk, height and location of “all accessory structures” at its “sole discretion...notwithstanding anything to the contrary contained...in these regulations.” (Sec. 9.P.).
- App. 207-14: Amends setback applicable to parking areas to 50’ from “the boundary line of any adjoining zoning district.” Prior standard required 50’ setback from “all boundaries.” (Sec. 9.BBB.3.d.).
- App. 207-21: Amendment to Sec. 9.BBB.4.b (Special Exception Uses [Residential uses]) stating RM-1 standards shall apply except for building height and BMR standards (prior Regulations only mentioned the former). Exempts parking garages that satisfy certain criteria from building coverage and story limitations (garage ceiling is not more than 5’ above level from which height of the building is measured; fully landscaped garage roof as usable open space for residents, etc). (Sec. 9.BBB.4.b.).

2008

- App. 208-04: Amendment to allow up to 55% total non-porous surface area coverage for residential uses where at least 1 parking space in an enclosed area is provided. (Sec. 9.BBB.4.c).

2010

- 209-035: Increased extensions Zoning Board may grant for issuance of Building Permits from 2 1 year to 3 1 year extensions (Sec. 9.N).

STAFF'S 1978 ANALYSIS

C-D DESIGNED COMMERCIAL DISTRICTS

LOCATION	LOT AREA Acres	BUILDING COVERAGE Sq. Feet	Pct.	IMPERVIOUS SURFACES PARKING & ROADWAYS Sq. Feet	Acres	TOTAL SITE COVERAGE Acres	Pct.	GROSS FLOOR AREA (S.F.)	PARKING
Combustion Engineering	40	35,000	2.0	94,300	2.16	2.96	7.4	60,640	120
Xerox	25.305	66,360	6.25	277,760	6.37	7.89	31.2	255,000	604
General Electric Credit Corp.	17.596	65,450	8.5	268,500	6.16	7.66	43.5	192,000	625
Olin (inc. garage & other buildings)	60.25	*261,018+	8.5	256,800	2.75	11.88	19.7	*532,245+	*779+
CBS	22.537	67,817	7.0	126,400	2.90	4.45	19.7	67,817	248±
High Ridge Park	39.019	189,949	11.2	700,500	16.08	20.44	52.4	487,000	**1300+
Dorr-Oliver	18.3	72,080	9.0	220,750	5.06	6.72	36.7	144,160	450
Tishman	16.878	128,882	19.0	284,590	6.53	9.49	56.2	282,922	915

where new reg
created nonconformities

* Does not include existing buildings (greenhouse, meeting hall, etc.)
**Parking spaces for Buildings 1 and 2 not included

28

APPENDIX A - TABLE II

PERMITTED USES IN COMMERCIAL AND INDUSTRIAL DISTRICTS ONLY	COMMERCIAL							INDUSTRIAL		
	C-N	C-B	C-L	C-G	CC-N	C-I	C-S	CC-S	M-L	M-G
105 - Food Shops, Retail (40.1).....	x	x	x	x	x	x	x	XM	x	x
106 - Freight Classification Yard.....	-	-	-	-	-	-	-	-	-	x
107 - Funeral Parlor.....	-	-	x	x	x	x	-	-	-	-
108 - Furniture Store.....	A	A	x	x	x	x	-	-	x	-
109 - Garages, Public (43)(See Section 11)(subject to the standards of Sect. 11-C-2 and 11-C-3; provided further that within the C-L District, the lot must front on U.S. Route 1).....	-	A	A	x	x	x	x	x	x	x
110 - Garages, Bus & Taxi Service (43) (See Section 11).....	-	-	-	x	x	x	x	x	x	x
111 - Gardening Supplies, Retail.....	x	x	x	x	x	x	-	-	-	-
112 - Gas Mfg. & Storage.....	-	-	-	-	-	-	-	-	-	x
113 - Gift Shop.....	x	x	x	x	x	x	-	XM	-	-
114 - Glass Fabricators & Installation.....	-	-	-	-	-	-	x	-	x	x
115 - Glass Mfg. or Processing.....	-	-	-	-	-	-	-	-	-	x
116 - Golf Course, Miniature or Simulated (88-029).....	-	-	-	-	-	A	x	-	x	x
117 - Gymnasium or Physical Culture Establishment.....	-	-	-	x	x	x	-	x	x	x
118 - Hardware Store.....	x	x	x	x	x	x	x	-	XR	XR
118.1-Home Center.....	-	-	-	-	-	-	-	-	B	-
119 - Ice Dispensing Service, Retail.....	x	x	x	x	x	x	x	XM	x	x
120 - Ice Mfg. & Storage.....	-	-	-	-	-	-	x	-	x	x
121 - Ice Skating Rink - Indoor.....	-	-	A	A	x	x	-	x	x	x

August 1, 2017

Sustainability Standards

Life Time® embarked on an aggressive strategy to improve the environmental impact of its buildings in 2004. We conducted a green-building symposium in 2005. Since that time, we've been incorporating a number of high-efficiency and earth-friendly features into our buildings.

From energy efficiency and water conservation to low-VOC materials, we are striving to continually improve the eco-footprint of our facilities. We're achieving these efficiencies through a combination of design and construction techniques in our buildings.

We recognize energy use in our facilities — primarily through heating, cooling and lighting — and that reducing that energy usage is one of the most effective ways of reducing our environmental impact.

Our team architects, engineers and construction professionals has been tasked with finding creative, innovative ways of adjusting the design of our prototypical buildings, and also with retrofitting existing buildings to reduce their energy requirements and to minimize waste.

Stamford Proposed Site Strategies

- **Alternate Transportation-** Incorporate bicycle storage and changing rooms to both accommodate and encourage our members to use alternate, healthy means to get to our facilities.
- **Pervious Pavement-** Use of pervious pavement in some areas of surface parking to reduce run-off and return water to underground aquifers.

Water Efficiency

- **Water Use Reduction-** We deploy several strategies within our buildings that reduce our water consumption by more than 10% compared to baseline building code requirements. By using high efficiency, low-flow plumbing fixtures we are able to significantly reduce our overall potable water use within our facilities.
- **Sensible Landscaping Practices-** By using drought tolerant, indigenous plantings as well as drip irrigation systems and —smart — irrigation controls we are able to significantly reduce our potable water consumption used in our landscaping.

Energy Conservation

- **Refrigerant Management-** To help reduce stratospheric ozone depletion we have a policy of zero-use of chlorofluorocarbon (CFC)-based refrigerants in new building heating, ventilating, air conditioning, and refrigeration systems.
- **Optimization of Energy Performance-** Our design team uses a sophisticated computer simulated energy modeling software to help us achieve increasing levels of energy performance beyond code-based standards to reduce the environmental and economic impacts associated with excessive energy use. By using strategies such as high-efficient light fixtures, occupant and daylight sensors to control our lighting, high- efficient HVAC units and Energy Recovery units with air-to-air heat exchangers, we are able to improve the energy performance by over 15% compared to baseline standards.
- **Energy Performance Verification-** Our design team makes trips to the building after opening to verify that the mechanical and electrical systems are operating efficiently and using as little energy as possible. The control systems are inspected and verified that the equipment is sequencing properly and the sensors throughout the system have calibrated and are reading properly.

Building Materials & Resources

- **Construction & Post-Consumer Waste Management-** We currently recycle all discarded steel construction materials during the building process for our facilities, and are continually adjusting our facility designs in order to minimize waste creation during the construction process. In addition, all of our facilities feature recycling programs that help minimize the flow of trash into landfills and incinerators. We encourage our members and team members to recycle metals, plastics, cardboard and paper. In 2008, we recycled approximately 876.7 tons of cardboard/paper, 89.1 tons of plastic and 2,827.7 tons of glass.
- **Recycled Content-** Many of the materials we incorporate into our building are made up of recycled materials. More specifically, in 2009 we made a change in the carpeting we use, switching to eco-friendly, sustainably produced carpet tiles from Interface — a pioneer in sustainable flooring.

These carpet tiles offer several important advantages: They reduce the waste often encountered during installation; they do not require the use of toxic adhesives; and they wear better than broadloom carpets. When they do require replacement, the used carpet tiles are returned to Interface for recycling. Finally, use of tiles allows us to replace only the worn or damaged portions of carpet rather than larger expanses of material, further reducing the waste associated with renovation.

- **Regional Materials-** To help reduce the environmental impact resulting from transportation and to help support the use of indigenous resources, many of our building materials are extracted and manufactured within 500 miles of our project sites.
- **Rapidly Renewable Materials-** To help reduce the use and depletion of finite raw materials we have replaced many of our interior finishes with rapidly renewable materials that are typically harvested within a 10-year cycle. One example is the use

of bamboo flooring within our clubs.

Indoor Air Quality

- **Increased Ventilation-** Life Time facilities are designed to ensure a generous flow of fresh air into the buildings. Our current prototypical plan provides cleaner HVAC systems and improved air quality both during and after construction.
- **Low-Emitting Materials-** By embracing lower VOC (Volatile Organic Compound) building materials and products (paints, carpeting, glues, cleaners, etc.), we are able to minimize VOC off-gassing and maintain a safer, more pleasant experience for our members.



February 3, 2017

VIA U.S. MAIL
Zoning Board, City of Stamford
888 Washington Boulevard, 7th Floor
Stamford, CT 06901

FEB 3 2017

RE: High Ridge Office Park/Life Time Fitness, LLC

Dear Ladies and Gentlemen:

Sunrise Senior Living is the manager of the adjacent parcel to the High Ridge Office Park in Stamford. This letter will confirm that for the past several months Sunrise has been in communication with our neighbor to the east, High Ridge Real Estate Owner LLC. Specifically, our neighbor has detailed its plans to demolish the existing Building 3 of the office park and to redevelop that building pad, and the area to the north of it, with a new facility to be operated by Life Time Fitness, LLC as a recreational and social use.

We understand that the new building will be approximately the same size as the existing office building, but that the area to the immediate north of the existing building will be redeveloped to parking and an outside pool and pool deck area. We also understand that an application will be filed to modify the text of the CD zone to allow for greater flexibility with regard to setback standards and similar restrictions.

We appreciate the courtesy of our neighbor in discussing those plans with our company and offer this letter to you evidencing our support of the redevelopment plans and related text changes. Should you have any questions, please contact the undersigned.

Sincerely,
Sunrise Senior Living, LLC

Philip Kroskin
SVP Real Estate

Community Support Office
7902 Westpark Drive, McLean, Virginia 22102
Main 703-273-7500
SunriseSeniorLiving.com

25

High Ridge Park

Photograph Exhibit – Campus Modifications

Zoning Board Appl. #217-01

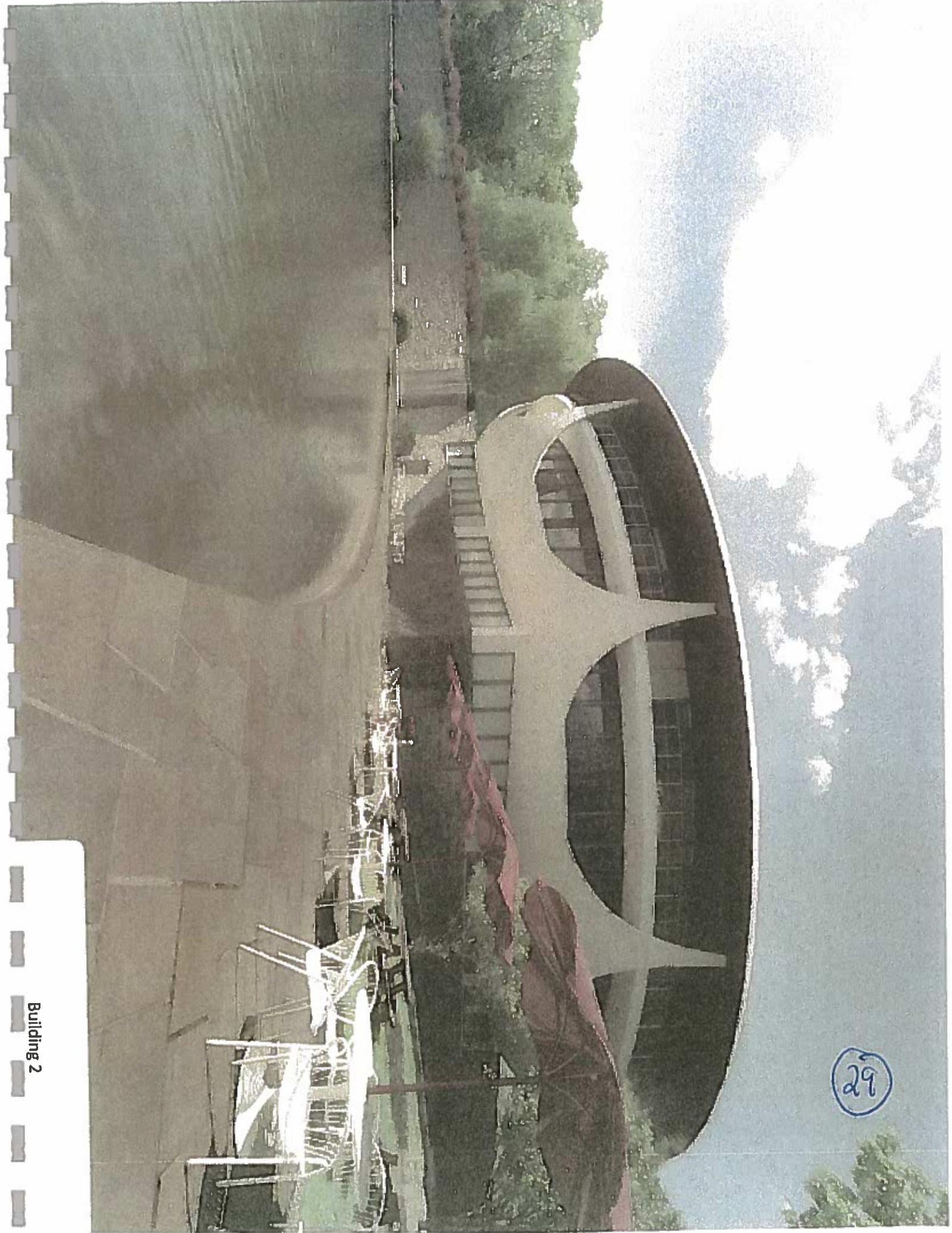


Building 1 - Original Facade



28

Building 1 - New Facade



29

Building 2



30

Building 3



Building 4 - Original Facade

31



32

Building 4 - New Facade



Building 5 - Original Facade



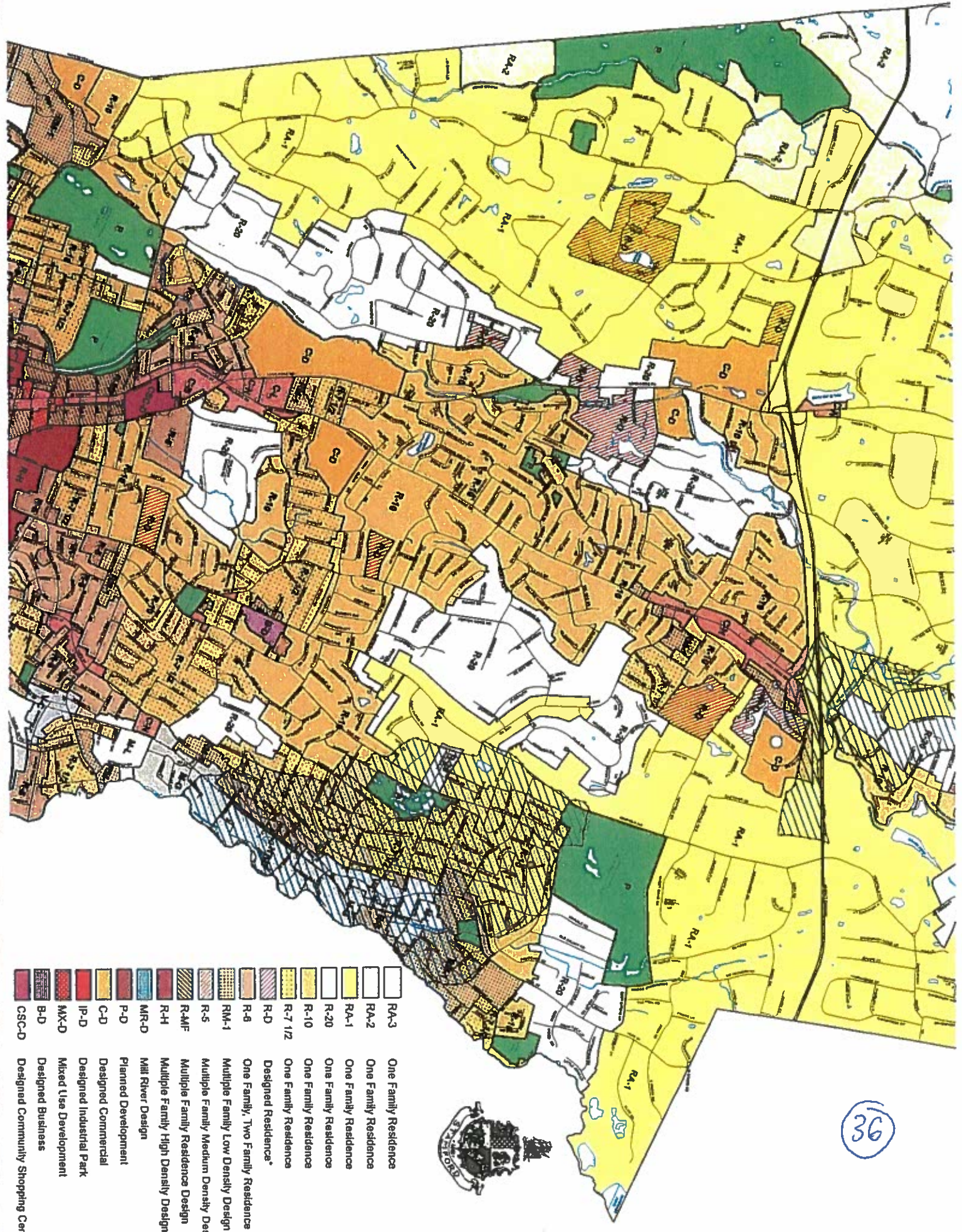
34

Building 5 - New Facade

35

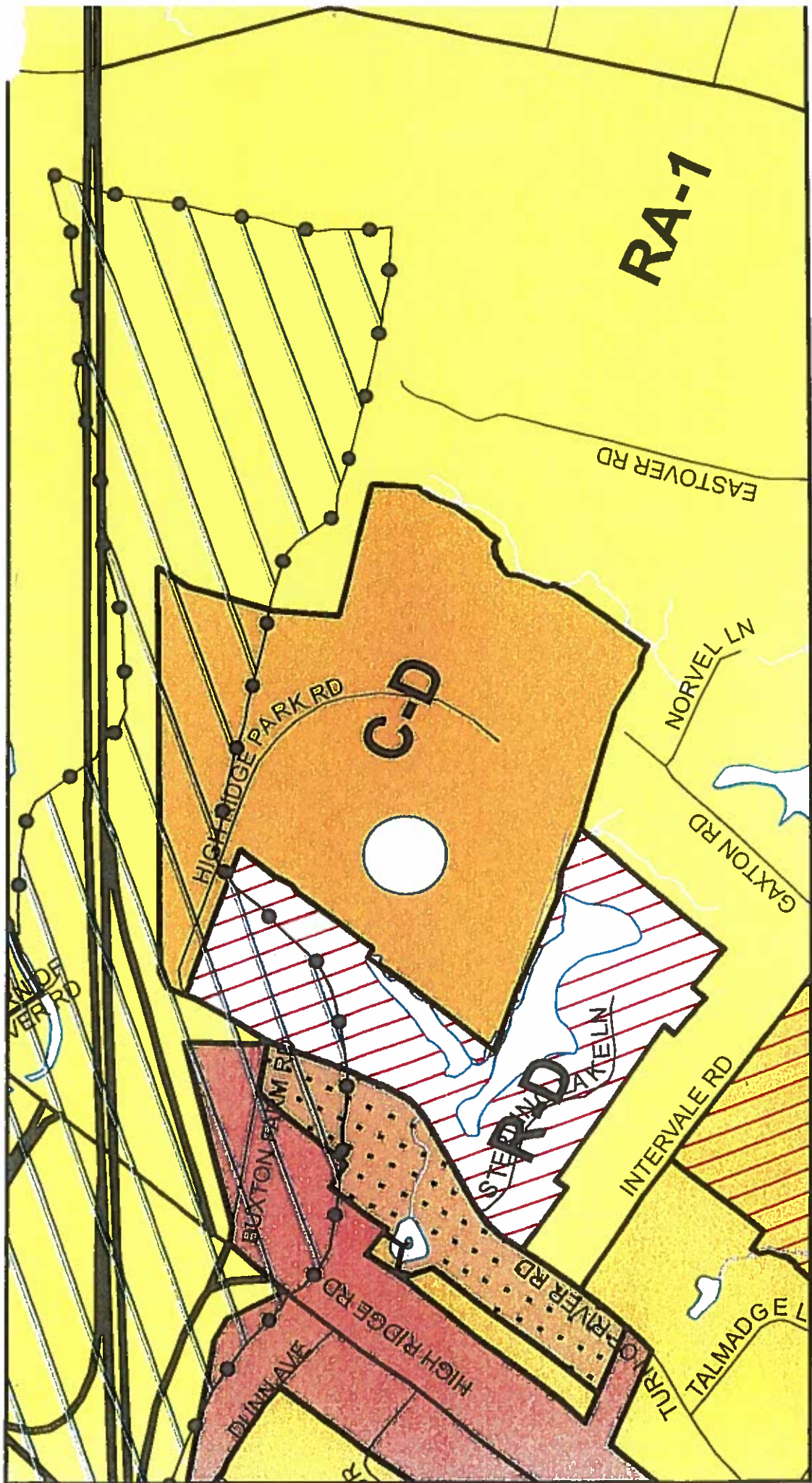


Building 6 - New Facade



- RA-3 One Family Residence
- RA-2 One Family Residence
- RA-1 One Family Residence
- R-20 One Family Residence
- R-10 One Family Residence
- R-7 1/2 One Family Residence
- R-D Designed Residence*
- R-6 One Family, Two Family Residence
- RM-1 Multiple Family Low Density Design
- R-5 Multiple Family Medium Density Design
- R-MF Multiple Family High Density Design
- R-H Multiple Family High Density Design
- MR-D Mill River Design
- P-D Planned Development
- C-D Designed Commercial
- P-D Designed Industrial Park
- MX-D Mixed Use Development
- B-D Designed Business
- CSC-D Designed Community Shopping Center





RA-1

C-D

37



North
Stamford
Association

August 8, 2017

**NORTH STAMFORD ASSOCIATION (NSA) OPPOSES ZB APPLICATION #217-01 SUBMITTED BY
HIGH RIDGE REAL ESTATE OWNER, LLC.**

The North Stamford Association (NSA) supports the decision of the Historic Preservation Advisory Committee (HPAC) in opposing the zoning text change request to rezone the High Ridge Office Park. The NSA applauds the HPAC for its effort to preserve the work of world renowned architect Hanna Bisharat by noting and promoting the historic significance of all the buildings in High Ridge Park.

The proposal by the applicant is inconsistent with current usage and architectural and quality of life issues important to immediate neighbors, with negative implications for North Stamford and City of Stamford residents at large.

This proposed text change, if approved, would have serious adverse consequences for office parks throughout the city, with negative ramifications as well. The North Stamford Association appreciates the efforts of the Planning Board to adhere to the original concepts and principals of the Master Plan regarding mixed-use development.

Respectfully submitted,



Douglas L. York
President
North Stamford Association

P.O. Box 16830
Stamford, CT 06905
203.329.2498
www.northstamfordassoc.org

The following are lists of activities and services typical of a Life Time Fitness facility as described in their website:

Services and Programs:

- Kids camps – summer and school breaks
- Kids Sports
- Spa – includes hair, skin, massage, nails
- MediSpa – includes injectables (Botox) for skin treatments, laser services, medical aesthetics (peels, etc.), hormone replacement therapy, testosterone replacement therapy
- Nutritional Coaching
- Pilates
- Weight Loss Programs
- Yoga
- Health Assessments – includes specialty lab testing regarding metabolism, hormone levels, & food sensitivities
- Child Center
- Personal Training
- Physical Therapy and Chiropractic Care
- Social Events
- Kids Academy
- Group Fitness Classes
- Basketball Leagues

Spaces and Facilities:

- Outdoor Pool
- Lap Pool
- Kiddie Pool
- Water Slides
- Indoor Pool
- Indoor Tennis Courts
- Fitness Studio
- Squash and Racquetball Courts
- Rockwall
- Yoga Studio
- Pilates Studio
- Sauna
- Whirlpool
- Steam Room
- Gym
- Basketball Courts
- Cardio & Weights Floor
- Café
- Bar



Imagery ©2017 Google, Map data ©2017 Google United States 50 ft



Life Time Athletic

4.1 ★ ★ ★ ★ · 57 reviews

Gym

📍 1 Westchester Park Dr, West Harrison, NY 10604

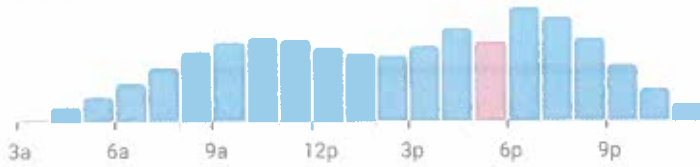
🌐 lifetimefitness.com

☎ (914) 290-5100

🕒 Open now: 4AM–12AM ▾

Popular times Mondays ▾

LIVE A little busy



Review summary



"Great service, family oriented and best place to workout"



"One thing I appreciate is the showers are clean and plenty of towels."



"Country club atmosphere, friendly staff."

People also search for

[View more](#)



White Plains YMCA
Youth Organization



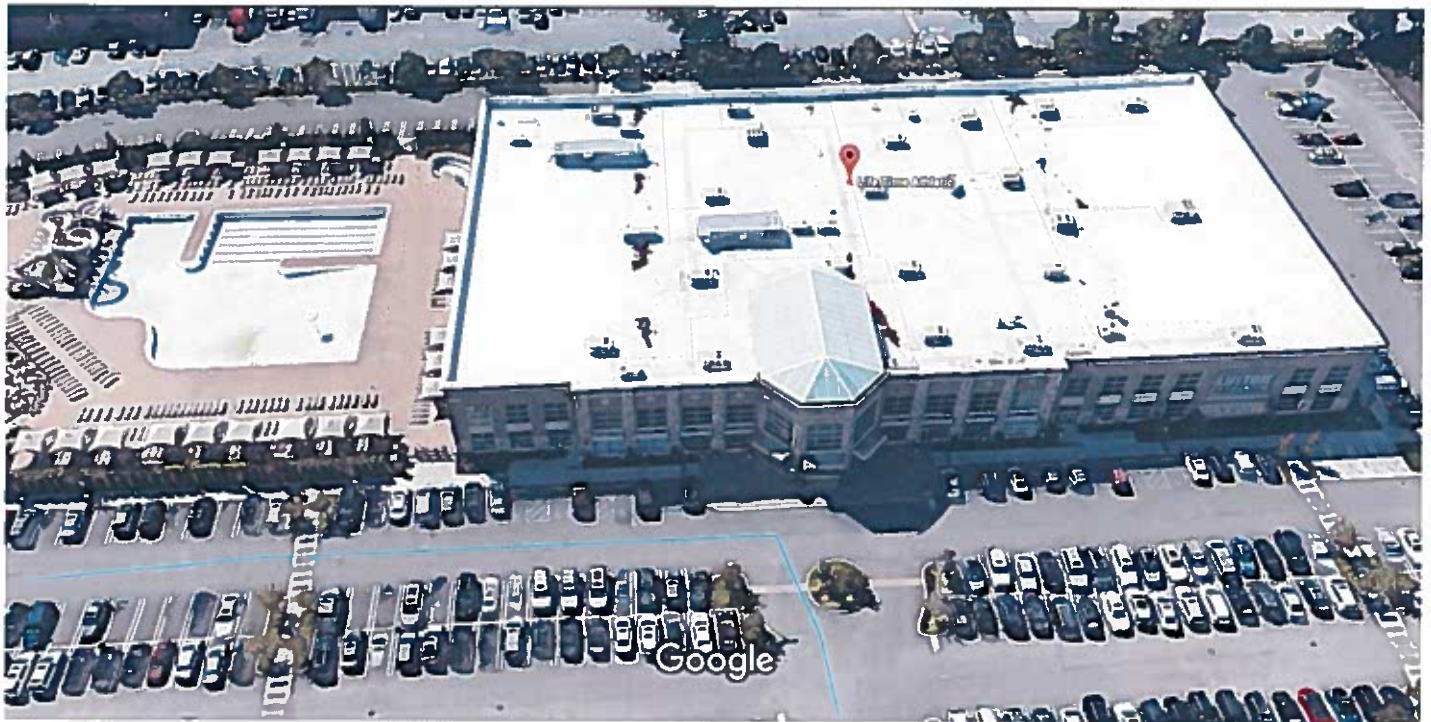
Equinox Scarsdale
Gym



Swim Tank - Home of Aqua Tots
Swimming School



Rye YMCA
Community Center



Imagery ©2017 Google, Map data ©2017 Google United States 20 ft



Life Time Athletic

3.2 ★ ★ ★ · 58 reviews

Gym

📍 350 Robbins Ln, Syosset, NY 11791

🌐 lifetimefitness.com

☎ (516) 822-1777

🕒 Open now: 4AM–12AM ▾

Popular times Mondays ▾

LIVE Less busy than usual



Review summary



"Better gyms in the area where you will be treated like a person."



"This place Overpriced and overrated the crowd is about who has the most money."



"Visiting the Garden City area, I attempted to access the facility."

People also search for

[View more](#)



Equinox Woodbury
Gym



Bev Francis Powerhouse Gym
Gym



New York Sports Clubs
Health Club



Lucille Roberts
Health Club

#8. MIXED-USE – CAMPUS

This category is intended to provide for and protect low-density office parks and commercial (non-retail) centers in locations outside of the Downtown, by allowing limited expansion and adaptive reuse of compatible office, research and development, residential, government, educational and medical uses.

Principal large-format retail uses, shopping centers, sports and entertainment complexes and similar uses shall be prohibited. New buildings and structures shall be compatible with the scale, height and character of existing buildings and maintain a landscaped "campus" setting of relatively low development intensity compatible with surrounding residential properties. Mixed-use development including adaptive reuse of existing buildings shall be carefully planned and designed and shall result in no net increase in traffic impact compared with office development. Development within this category shall be at densities, height and bulk far below those allowed in Downtown (Category 11). Such development may be permitted to locate on sites "suburban" in nature, subject to approval of the Zoning Board, based on (1) compatibility with adjacent uses and residential areas, (2) superior design including landscape design to buffer this use from adjacent residential uses, (3) superior traffic management, (4) compliance with the goal of directing most commercial development to Downtown, and (5) compliance with design guidelines. Total floor area shall not exceed 0.4 FAR for property located adjacent to State highways.

Hours

Club Hours

[Hide Details](#)

☎ 516-822-1777

HOURS

Sunday	4am — 12am
Monday	4am — 12am
Tuesday	4am — 12am
Wednesday	4am — 12am
Thursday	4am — 12am
Friday	4am — 12am
Saturday	4am — 12am

Activity Center Hours

[Details](#)

Guest Hours

[Details](#)

KIDS

Kids Academy

[Details](#)

Infant Room

[Details](#)

Hours

Club Hours

[Hide Details](#)

📞 914-290-5100

HOURS

Sunday	4am — 12am
Monday	4am — 12am
Tuesday	4am — 12am
Wednesday	4am — 12am
Thursday	4am — 12am
Friday	4am — 12am
Saturday	4am — 12am

Activity Center Hours

[Details](#)

Guest Hours

[Details](#)

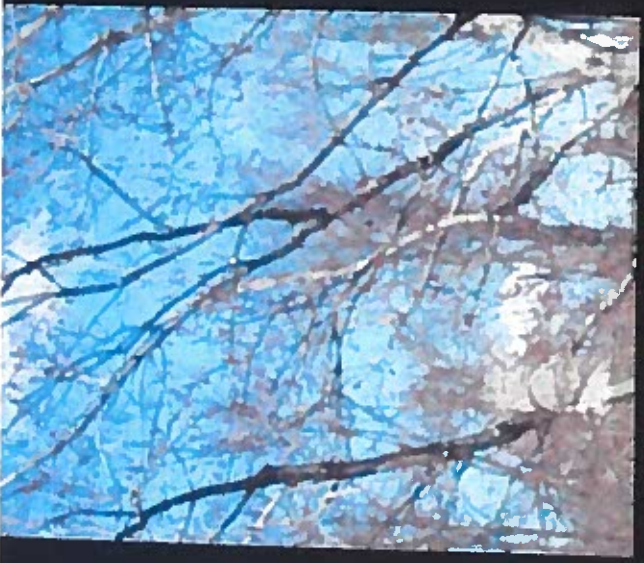
KIDS

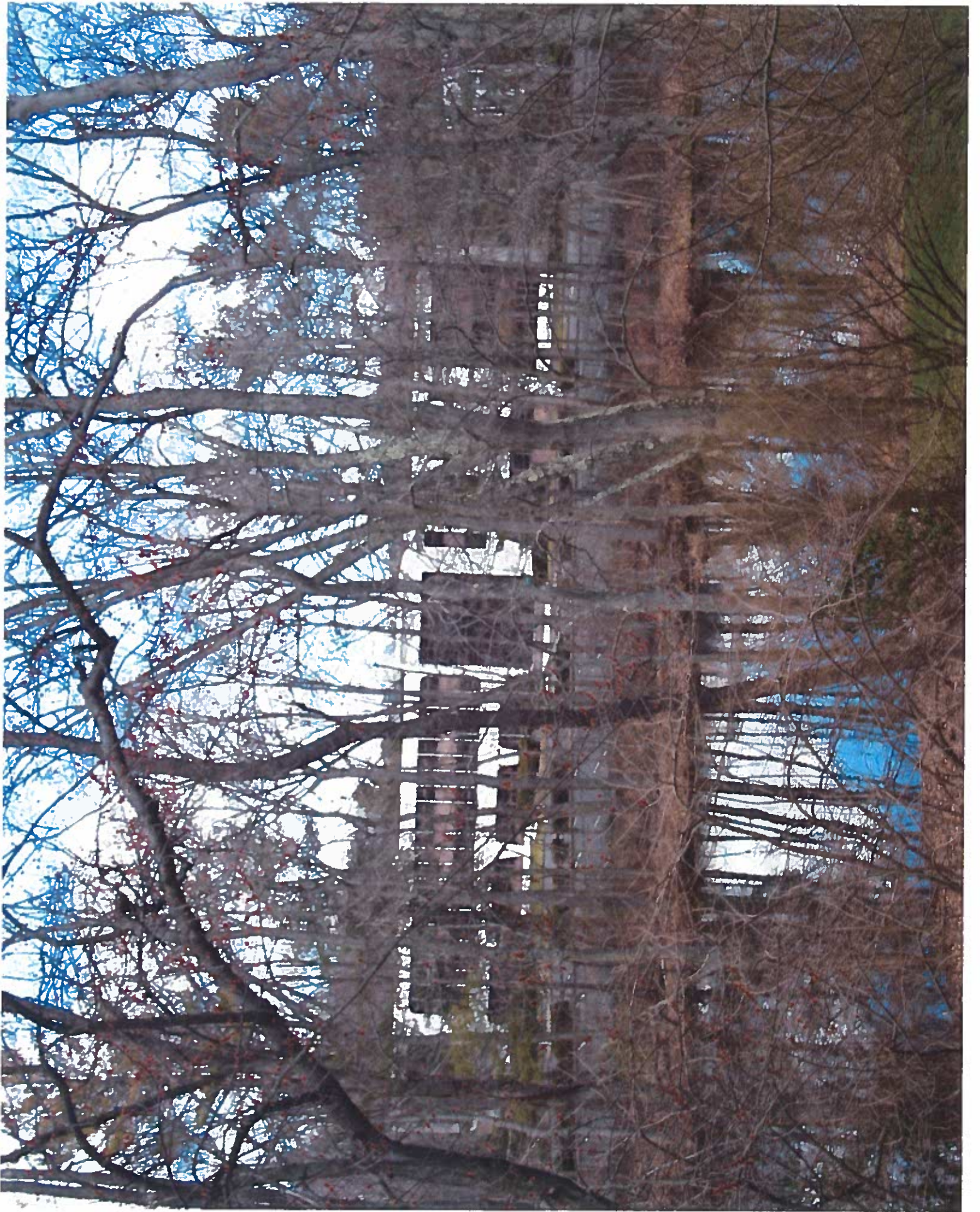
Kids Academy

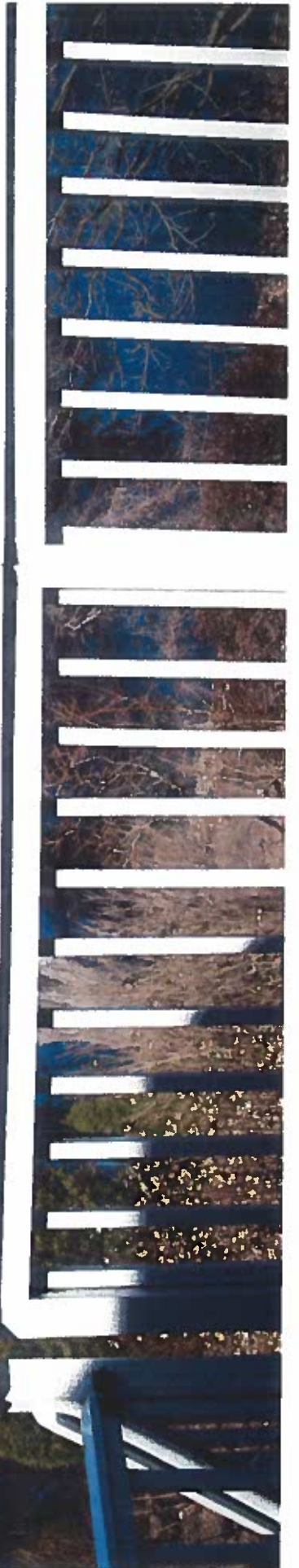
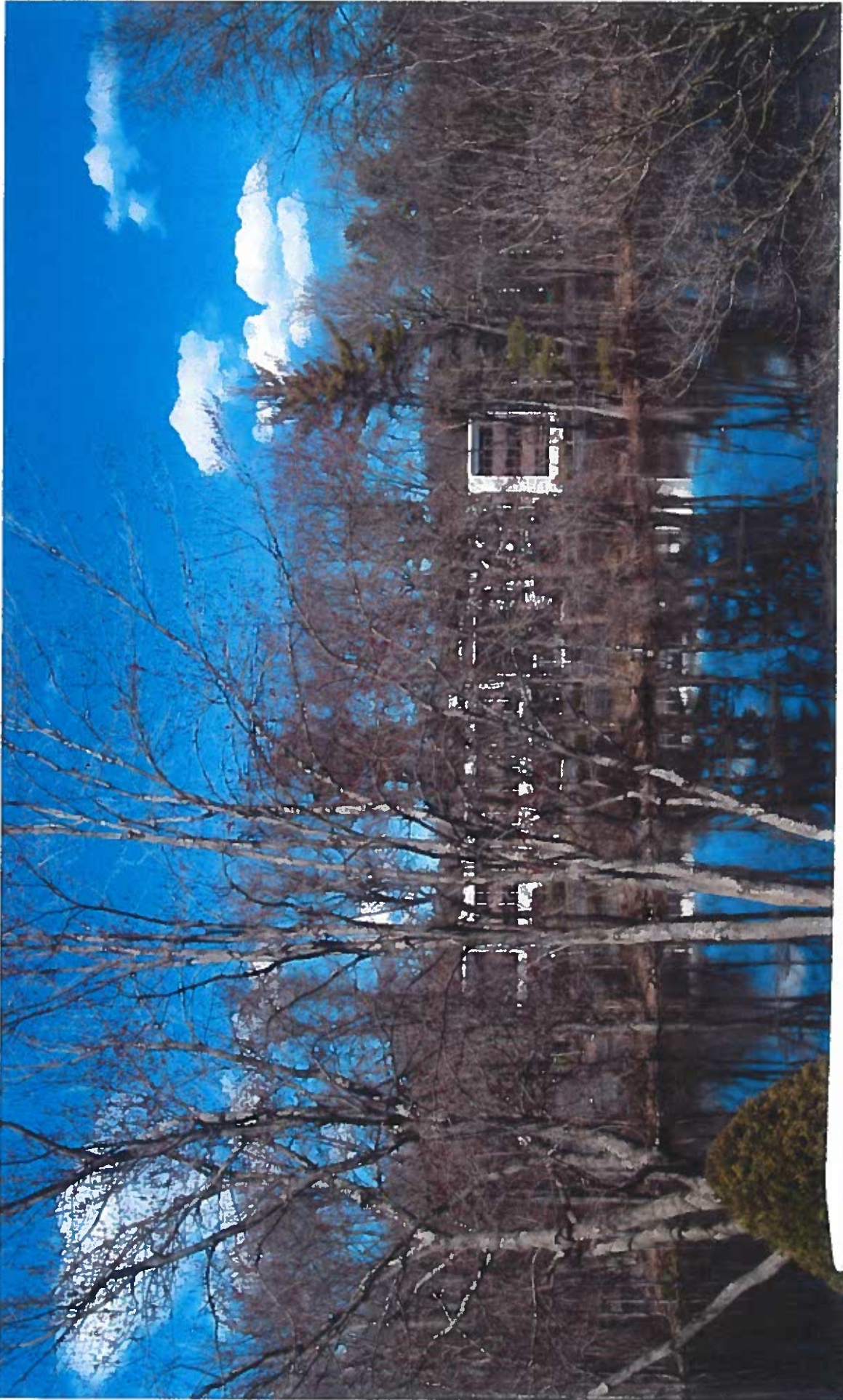
[Details](#)

Infant Room

[Details](#)

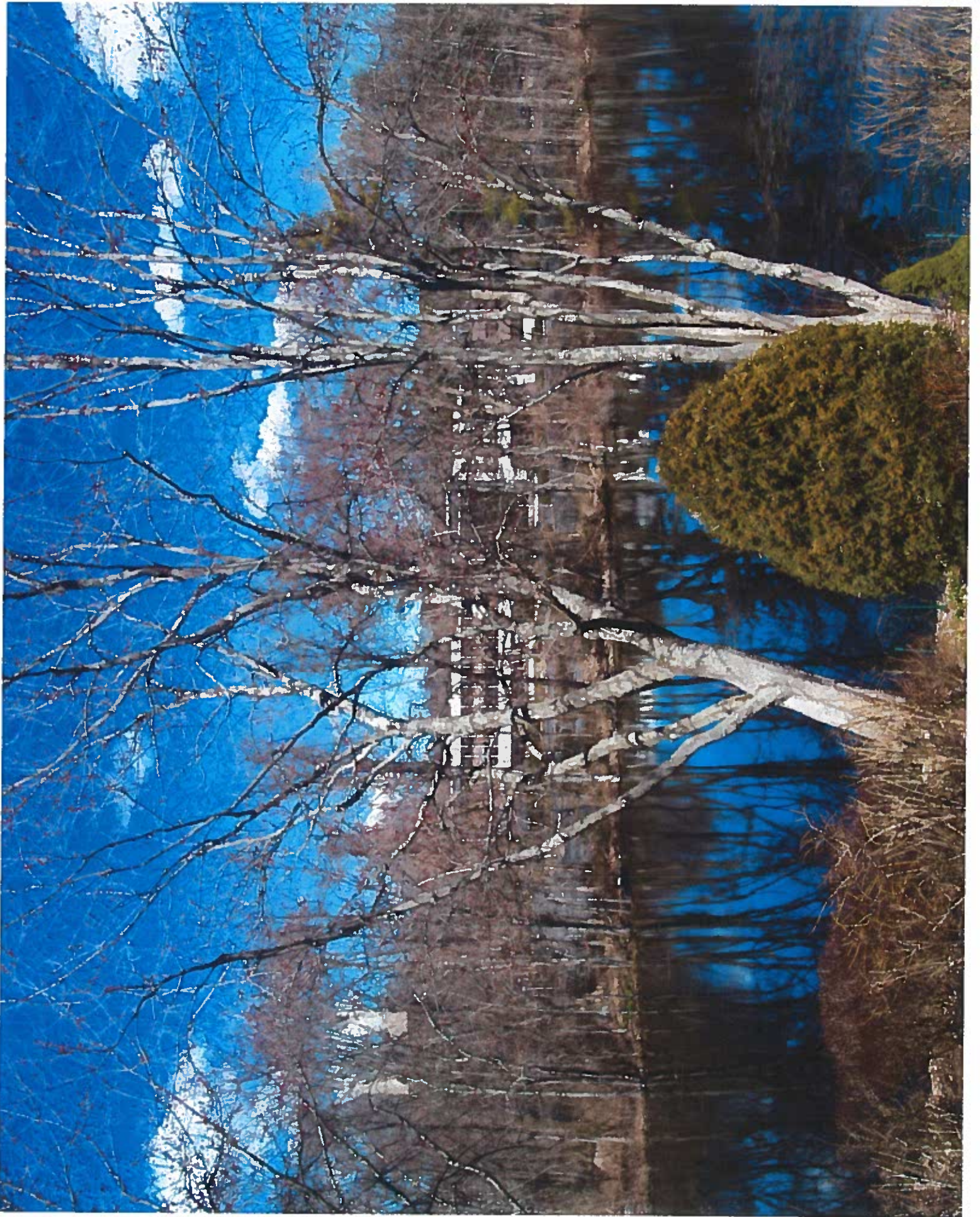


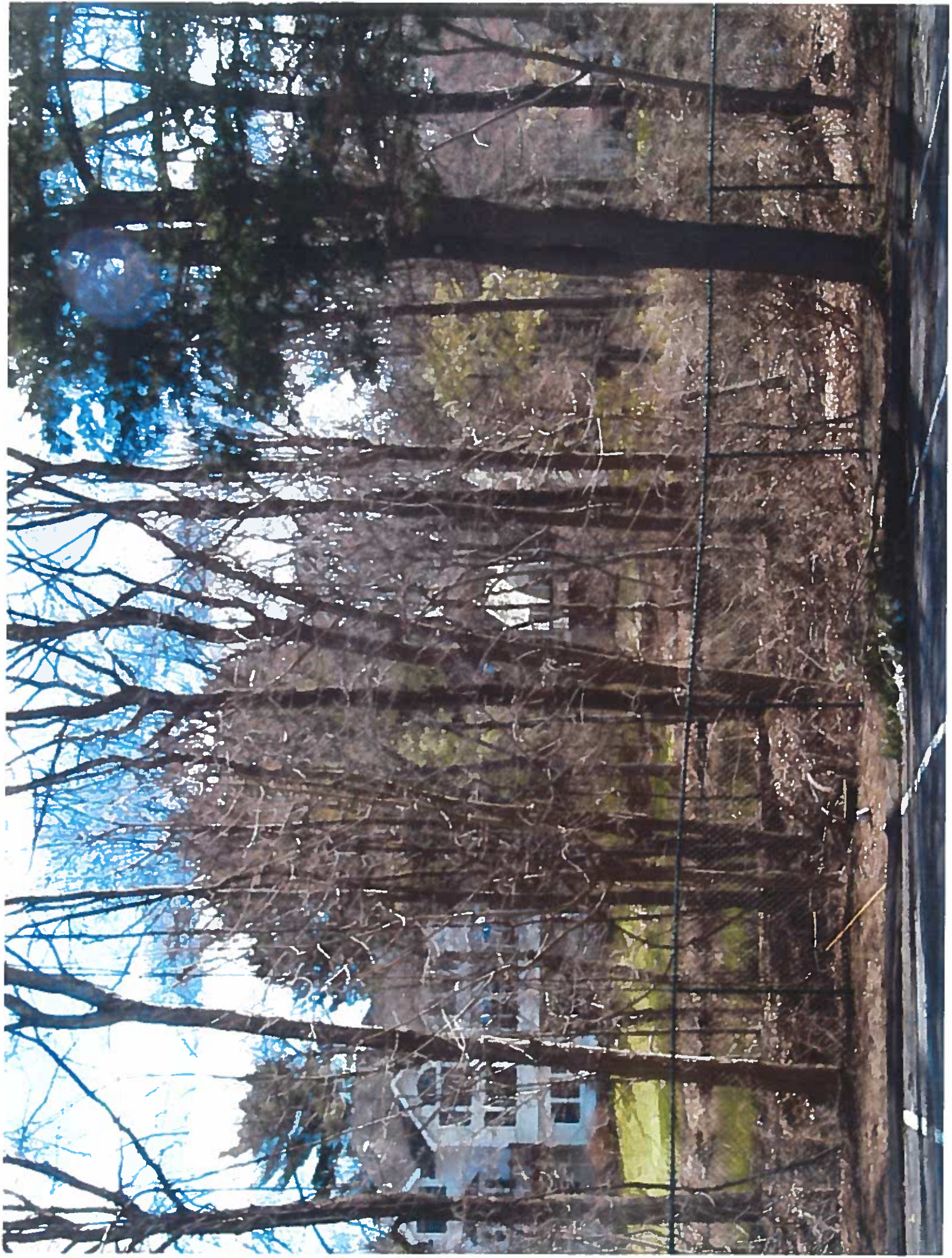














**COMMENTS RECEIVED
POST MEETING**



Historic Neighborhood Preservation | Box 368 | 65 High Ridge Road | Stamford, Connecticut 06905

August 8, 2017

Theresa Dell, Chair
Planning Board
City of Stamford
888 Washington Boulevard
Stamford, CT 06904

RE: Application for Text Amendment to the Zoning Regulation for C-D District
Application 217-01: High Ridge Real Estate Owner LLC

Dear Chair Dell:

The High Ridge Office Park Corporate Center is a remarkable intact collection of Mid-Twentieth-Century Modern-Style buildings integrated into a carefully designed landscape that unifies the site. Internationally renowned architect Victor Bisharat, the architect associated with designing Stamford's skyline during the 1960s and 1970s, also designed the High Ridge campus.

Bisharat was a graduate of American University in Beirut and studied at the University of California. He was part of the Disneyland design team and opened his own firm in 1960. King Hussein selected Bisharat to design the Jordan Pavilion at the 1964 World's Fair and F. D. Rich Company was the builder. High Ridge Park was the first project Bisharat designed for the Rich Company. His other designs in Stamford at the height of his career included the Landmark Square Tower, Marriott Hotel, St. Johns Tower, G.T.E. Corporation and General Electric. He also designed the Tomb of the Unknown Soldier in Amman, Jordan.

High Ridge Office Park has six distinct buildings (built between 1967 to 1975) unified by color and a context sensitive landscape. The campus was designed for a number of corporations rather than the vision of one corporate entity. Building 2 (1967) is the clock shaped building that was originally home to General Time Corporation. Clock hands measuring 6' and 10' were installed inside the center atrium with black dots indicating the hours. The exterior of building 6 (1971) was modified from the original design at the request of the original tenant Continental Oil. The exterior of the building is notable as this was the first building in Stamford to use gold reflective insulated glass for the curtain walls.

The State Historic Preservation Office was asked to review the property as the campus is not currently listed on the National Register of Historic Places, and it is highly unlikely the owner will give consent to have the property listed. In response, the Connecticut State Historic

Preservation Office, "considers the High Ridge Park Corporate Center Campus eligible for listing on the National Register of Historic Places for its architectural significance." (See attached letter dated July 3, 2017.)

The City's Master Plan allows for "limited expansion and adaptive reuse of compatible" uses. Likewise, the Master Plan encourages preservation of historic buildings and districts that are significant. The Life Time Fitness proposal includes demolition of Building 3 and replacing it with a building that is incompatible with the goals stated for a mixed-use campus. Historic Neighborhood Preservation respectfully requests the application for the text amendment be denied and encourage preservation of the office campus.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Smyth". The signature is written in a cursive, flowing style.

Jill Smyth
Executive Director



Department of Economic and
Community Development

State Historic Preservation Office

July 3, 2017

Jill Smyth, Executive Director
Historic Neighborhood Preservation
65 High Ridge Road
Stamford, CT 06905

Subject: High Ridge Park Corporate Center Campus, Stamford, Connecticut

To Ms. Smyth:

The following is in response to your inquiry about the historic significance of the High Ridge Park Corporate Center Campus in Stamford, Connecticut. The State Historic Preservation Office staff understand that a potential project is proposed, which may involve the demolition of Building 3 on this 40-acre campus. The State Historic Preservation Office (SHPO) is a state agency that is responsible for managing a program of historic preservation for Connecticut's citizens. We work to identify and increase appreciation for the buildings, structures, landscapes, archaeological sites, and places that form Connecticut's heritage. Much of that work is understanding why these resources contribute to our culture and how to maintain them.

The purpose of this letter is to express our support for the retention of the High Ridge Park Corporate Center Campus buildings and landscape, and to offer our technical services to help find solutions that do not result in loss of the property's notable features.

This campus is highly significant for its representation of Mid-Twentieth-Century Modern-style architecture and is potentially the largest, most intact example of its kind in Connecticut. Designed by internationally renowned architect Victor Hanna Bisharat (1920-1996) from 1967 to 1975, the campus exhibits innovative engineering and experimentation in the plastic qualities of concrete to achieve new, sculptural building forms. Experimentation in the abilities of contemporary building materials, efficiency in building systems, and development of non-traditional building forms are tenets of Modernist design masters.

Connecticut is important in the history of Modern architecture as a place where a concentration of influential designers lived, worked, networked, and tested new design concepts. Bisharat's work in the state is an important addition to this larger portfolio because his educational background differs from others in the Connecticut network, many of whom were affiliated with

State Historic Preservation Office

One Constitution Plaza | Hartford, CT 06103 | P: 860.256.2800 | Cultureandtourism.org

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the Bauhaus-inspired architectural program at Harvard's Graduate School of Design, such as Marcel Breuer, or the Yale School of Architecture, such as Eero Saarinen. (Bisharat's contemporary Paul Rudolph is affiliated with both programs.) Unlike other designers in the Connecticut network, Bisharat originated from the Middle East and studied at the University of California under expressionist architect Erich Mendelsohn.

The architectural significance of the High Ridge Park Corporate Center Campus is heightened through the individual, rather than uniform designs of each of the six buildings, which are unified through color and an overarching landscape plan. The property is also notable for its association with the urban renewal-era relocation of corporate offices from New York City to Connecticut and the development firm of F. D. Rich, which was influential in attracting accomplished designers to Stamford. While other examples of Bisharat's work exist in the United States and internationally, Stamford has a well-known concentration of his buildings, produced at the height of his career.

SHPO considers the High Ridge Park Corporate Center Campus eligible for listing on the National Register of Historic Places for its architectural significance. Demolition of contributing components of this property would be a significant loss to our architectural heritage.

Please contact Jenny Scofield, jenny.scofield@ct.gov or 860-256-2766 if this office can be of assistance.

Sincerely,



Kristina Newman Scott, State Historic Preservation Officer

cc (via email): Lynn Drobbin, Stamford Historic Preservation Advisory Commission
Colin Reilly, High Ridge Park Corporate Center
David Woods, Principal Planner, City of Stamford

cc (via mail): High Ridge Real Estate Owner LLC

From: <stephipepper1@aol.com>
Date: August 10, 2017 at 9:36:18 AM EDT
To: <tdell@stamfordct.gov>
Subject: Planning Meeting August 8

Dear Miss Dell,

I was most impressed by your knowledge and acuity in the face of Mr. Hennessy's argument for text change in the CD district to enable Lifetime Fitness to be built in High Ridge Park. As a resident of Sterling Lake, I am not keen on this happening. Our President, Hank Cuthbertson, voiced our concerns clearly: noise, traffic increase, potential home value loss. I also want to emphasize that there are many exercise and fitness centers all over Stamford and I would hate to see these long established businesses be threatened by under cutting of memberships. Another point I want to also emphasize is what I see is the abandonment of empty buildings including office buildings. It angers me that businesses have received State and City tax breaks to build buildings and then after a few years the business fails and the buildings become vacant. This is true in the downtown and at the other office parks in Stamford. Building 3 at H-R has been empty for 18 months and the owner is allowing deterioration as he hopes to get permission to replace it with the money of another tenant. Architectural style hasn't been addressed for this as there is no promise of it even happening. I know you and the other Board members have a lot to deliberate, but I think there has to be design control as part of the text change package including conformity to existing footprints. It cannot be only for use. As an aside to the vacant building issue, I think every landlord must either maintain the building or be required to take it down and restore the land to a park. It is a potential blight for buildings to become abandoned and the leavings of buildings as future garbage has got to stop. The tax grants are too generous with no give back to the future of the building. I wish there was a statute that required maintenance as keeping the environment attractive is what keeps a city moving in a prosperous direction and not one of dereliction.

Thank you,

Stephanie Mark

Stephanie
stephipepper1@aol.com

From: Edeltrud Coll <edeltrud27@outlook.com>

Sent: Wednesday, August 9, 2017 12:59 PM

To: Hank Cuthbertson; Intervale TOR; 180 Peter Licopantis; 180 Fred Rickinson; Marcia Wright; 180 George Shepherd; 180 Peter Callahan

Cc: Dell Theresa

Subject: August 8. 2017 Meeting at Government Center

Agenda: Zoning Change for Life Fitness at HR Office Park and the Dr. Ajay Ahuja Property on High Ridge Road.

Amazing how ten reasonably intelligent people can contemplate and have the power, with one stroke of the pen, to negate on the City's Master Plan promise (or is it law ?) to protect and enhance the Riverturn residential community.

Curious about the Red Light District in Amsterdam?

No need to travel, just look at the gaudily lit house on 827 High Ridge Road.

Contact me if you like me to read your palms.

Adela

**TRANSCRIPT OF
COMMENTS DELIVERED
BY HANK CUTHBERTSON,
STERLING LAKE ASSOC.**

From: Hank Cuthbertson [mailto:hankcuth@hotmail.com]
Sent: Wednesday, August 09, 2017 3:40 PM
To: Dell, Theresa; Capp, Lesley
Subject: My remarks at the August 8th Planning board Meeting

Dear Ms. Dell,

Attached is a copy of the text of my remarks regarding the Life Time Fitness text code changes. Please include them in the official record.

Again, thank you for giving me the opportunity to address your board.

Regards,
Hank Cuthbertson
President, Sterling Lake Association

Life Time Fitness - Planning Board Remarks, August 8, 2017

My name is Hank Cuthbertson. I am the president of the Sterling Lake Association.

The Sterling Lake Association directly abuts the High Ridge Office Park parcel where Life Time Fitness wants to build a very large recreational complex and install two or three outdoor swimming pools.

I am here to voice our objections to the proposed zoning code text change that would allow Life Time Fitness to construct this facility. If this project is allowed to go forward it will permanently reduce our quality of life in Sterling Lake and in the surrounding neighborhoods.

Before I begin, I would like to thank Ms. Dell and the members of the Planning Board for giving me the opportunity to speak to you tonight and for their continued service to the Stamford community. I would also like to thank everyone who has come out tonight in opposition to this inappropriate development - my neighbors from Sterling Lake, Turn of River Road, Intervale Road, Talmadge Lane, Bradley Place, the Jewish Community Center and the Italian Center and other surrounding neighborhoods.

Before I list our specific objections I would like to take a few moments to describe Sterling Lake so that you will more fully understand the destructive effect that this aggressively marketed, multifunction, high utilization, complex will have on the quality of our residential property and our enjoyment of it.

Sterling Lake is a very quiet and peaceful residential community consisting of thirteen free-standing houses on twelve acres of conservancy land. We are in a residential zone. The houses are good sized, about 3400 square feet each. Recent sale prices have ranged from one million to one point five million dollars. Some people have invested two hundred to three hundred thousand dollars in property improvements.

Eight of the homes are on our pond, Sterling Lake. It is three acres in size. The pond is visible from all of our properties and from our road. Our property also includes four or five acres of wetlands and woods.

When we sit out on our decks it is very peaceful, quiet and private. We cannot see or hear our neighbors.

The pond environment is the home of many snapping turtles, frogs and fish. In early summer the bullfrogs can be quite loud. In the spring we see hundreds and hundreds of different birds. We see egret, ducks, hawks and of course geese. One afternoon my wife even saw a large owl perched on the railing of our deck.

Currently Sterling Lake has the look and feel of a nature sanctuary.

The Life Time Fitness facility would be on the other side of our pond. The property is less than 125 feet from the banks of our pond. In reality there is nothing between our houses and the proposed facility but water. It would be clearly visible and audible from inside both the upstairs and downstairs rooms of mine and my neighbors' homes.

The noise from the outdoor swimming pools, water slides as well as the complexes supporting systems, air conditioners and swimming pool filters, would be extremely intrusive. It would be loud and clearly audible from our decks and from inside our houses.

The Life Time Fitness facility would destroy everything that makes Sterling Lake so special. It would greatly reduce the value of our homes.

The pictures in the handouts we gave you are from the back of and inside of our homes. The building you see is Building #3. This building will be demolished along with the parking lot that is between it and our pond. The new building and outdoor swimming pools could be around 500 feet from some of our back doors and it could be 150 feet closer than the one we can now clearly see.

This facility would not just be "in my backyard", it would be in my living room.

Also in your handouts there is a list of the services and activities that Life Time Fitness offers. We put it together by simply going through their website.

As you can see this is not just a little "fitness center".

The list of services that they offer is truly extensive. Besides camps for kids of all ages, outdoor swimming and water slides, sports and training centers they offer things like spas, personal care salons, Botox treatments, laser treatments, hormone replacement therapy, Yoga, specialty lab testing, Chiropractic Care, Social Events, an "upscale" bistro serving a variety of food and beverages", a Café and a bar.

The proposed text changes would also allow the sale of alcohol on the premises as well as on every property in a C/D zone in the city

Experts in the field project that there would need to be 4000 to 5000 memberships sold. This converts to a minimum of 8,000 to 10,000 individual members. Experts also tell me that 20% of these members or around 2000 of them would be expected to come to the complex every day.

The impact on the two nearby not for profits, the Jewish Community Center and the Italian Center, must be recognized. These organizations serve the Stamford community and rely on donations and fees to stay open.

Both of their revenue bases will be severely threatened by competition from this heavily marketed for profit business with substantial assets and the ability to undercut prices. Life Time Fitness will build their membership at the expense of our two non-profit community supported organizations.

The construction of this complex would take a minimum of fourteen months. It could conceivably take much longer. It could run through two summers.

The project would involve the demolition of the existing office building, the construction of a much larger building and two parking lots, the installation of two or three outdoor swimming pools and the re-routing of traffic within the office park.

This will be a very loud, dirty and extremely intrusive process which will continue for months and months.

This project could have negative environmental effects on our pond and wetlands. Construction and demolition debris and run off could pollute them. Changes to the land topography could cause landscaping chemical fertilizers and road pollution to flow into our pond and wetlands.

The noise and disruption will not stop when construction is finished. When the swimming pools and athletic facilities open, the noise will be every day and into the night. The hours of operation would be from 5:00 am to 11:00 pm, 365 days per year.

The addition of such a heavily marketed, high utilization, multi service, life style complex, would permanently change the basic nature and appearance of the High Ridge Office Park, the architecture of which is historically significant.

Currently it is an office park. People work "normal" business hours. Cars come and go at normal commuting hours, five days a week.

People would be traveling to and from the Life Time Fitness complex from 5 am. to 11 pm, 7 days a week.

Traffic and congestion are already acknowledged problems in the immediate Turn of River, Buxton Farm and High Ridge Road areas.

It is already difficult to exit and enter Sterling Lake, Talmadge Lane and the River Turn condominiums during rush hours. Current levels of congestion on Buxton Farm Road make getting in and out of the Acme, Cosi's and Five Guy's parking lot perilous.

All the residents of this area are justifiably alarmed about the major increase in traffic and congestion that the Life Time Fitness complex will bring. This is especially concerning when you realize that 20% of the members will be visiting the complex on a daily basis.

In summary our objections are:

- Degradation of the quality of life within Sterling Lake and our surrounding residential neighborhoods.
- Total destruction of the peace and quiet of the Sterling Lake natural environment.
- Noise from outdoor swimming pools and summer camps.
- Environmental damage to our Sterling Lake pond and wetlands.
- Large reduction in property values of all homes within the Sterling Lake Association and surrounding neighborhoods.
- Increased traffic on Turn of River, Buxton Farm, High Ridge Roads and the Merritt Parkway.
- Increased congestion limiting access to nearby parking lots and local businesses.
- Negative impact on the ongoing viability of the Jewish Community Center and the Italian Center.
- Destruction of the historically significant architecture of the High Ridge Office Park.

This development will permanently change the basic character and quality of Sterling Lake and the surrounding neighborhoods.

It clearly does not comply with Stamford's Master Plan, the goal and overarching theme of which is to preserve, protect and enhance the quality of life and character of residential neighborhoods.

In closing, I just want to say that, my wife and I have lived in this natural, peaceful, and quiet residential setting for over a decade. Please do not take it away from us.

PLANNING BOARD MEETING

AUGUST 8, 2017

ZB APPLICATION #217-14 & #217-15

**AHUJA HOLDINGS, LLC
831-833 HIGH RIDGE ROAD**

ATTACHMENT #3

Staff Report



City of Stamford

PLANNING BOARD – LAND USE BUREAU

STAFF REPORT

TO: CITY OF STAMFORD PLANNING BOARD
FROM: RALPH BLESSING, LAND USE BUREAU CHIEF; DAVID WOODS, PhD, AICP, PRINCIPAL PLANNER; VINEETA MATHUR, ASSOCIATE PLANNER
SUBJECT: ZB 217-14 TEXT AMENDMENTS, AND ZB 217-15 SPECIAL EXCEPTION, SITE & ARCHITECTURAL AND/OR REQUESTED USES
ADDRESS: 831 & 833 HIGH RIDGE ROAD
DATE: JULY 31, 2017

MASTER PLAN: CATEGORY 2: RESIDENTIAL-Low Density Single-Family

ZONE: R-10 Single-Family District, Low Density

1. Summary

Ahuja Holding, LLC. is seeking three approvals from the City of Stamford Land Use Boards:

- a. a Text Change that would move the jurisdiction for the approval of Special Exceptions for "Clinics" in R-10 zones from the Zoning Board of Appeals ("ZBA") to the Zoning Board;
- b. a Special Exception under Section 19-3.2 of the Zoning Regulations from the Zoning Board for Clinic in an R-10 Single-Family District; and
- c. a Text Change exempting Clinics from Special Standards set forth in Section 19-3.2.e of the Stamford Zoning Regulations.

Granting of these approvals would facilitate the development of a new 7,000 sq. ft. medical clinic.



2. Existing Conditions

The proposed development site spans two contiguous lots of approximately 1.2 acres (51,683 sq. ft.) and is located on the east side of High Ridge Road and south of Donata Lane. The site is currently developed with two single-family residential buildings in an R-10 zone.

The R-10 districts currently allow for the development of single-family homes and accessory structures on lots with a minimum size of 10,000 sq. ft. and a minimum frontage on a public street of 75 ft. Buildings may not exceed 2.5 stories or 30 ft., 40 ft. front yard, 10 ft. wide side yards and a 30 ft. deep rear yard.



Clinics are permitted subject to a Special Exception by the ZBA.

3. Proposed Development

The applicant proposes development of a 7,000 sq. ft. "Clinic" pursuant to the definition of Article II Section 3.A Definition 23.1. The facility would have 35 off-street parking spaces with ingress and egress off of Donata Lane. Hours of operation would be 8:00 a.m. to 8:00 p.m., seven (7) days a week. The applicant estimates 20 to 30 customers an hour, or 240 to 360 additional daily car trips.

4. Background and Prior Applications

The applicant has been trying to develop on this parcel since at least the 1990s. In the Spring of 2001, the applicant proposed to amend the Master Plan Category of their property from its current Master Plan Category 2: Residential Low Density-Single-Family to Category 3: Residential-Low Density Multifamily following the approval of this change for the parcel to the north of Donata Lane. On April 19, 2002, the Planning Board denied to extend Master Plan Category 3 south of Donata Lane, arguing that due to the low density, single-family neighborhood character of the surrounding parcels this change is inappropriate. The Board conceived the low density multifamily development to the north of Donata Lane as a bookend and buffer to the more intense commercial development along High Ridge Road to the north.

Both the 2002 and 2015 Master Plans confirmed Master Plan Category 2 for the subject site.

In 2012 and again in 2013, the applicant sought a Special Exception from the ZBA for a proposal to develop a 10,335 sq. ft. Child Day Care Center for up to 150 children, 26 adult staff and 44 parking spaces. This application was withdrawn prior to the ZBA making a decision in 2011. The ZBA, for what was essentially the same proposal, denied ZBA Application #017-12 in 2012 as being “too large and intense for the neighborhood and found not to be in accord with public convenience and welfare,” and the traffic impacts were found to be detrimental to the neighborhood. The ZBA did not make a decision in 2013 since it was withdrawn by the applicant.

In 2014, the applicant sought a Special Exception [ZBA Application #047-14] under Section 19-3 of the Zoning Regulations to build a 7,701 sq. ft. building for a Medical Clinic with 34 parking spaces and two driveways, one on High Ridge Road and one off of Donata Lane. The applicant withdrew this application.

In 2015, the applicant resubmitted the 2014 proposal [ZBA #046-15], which the ZBA *Denied – without prejudice* finding that “the nature and intensity of the proposed use in relation to its site and the surrounding area are found not to be in accord with the public convenience and welfare.”

In 2016, the applicant submitted a modified application [ZBA Application #047-16] for Special Exception under Section 19-3 of the Zoning Regulations that addressed some of the concerns previously raised by the ZBA. Specifically the applicant:

- Lowered the size and scale of the building to 7,000 sq. ft. from 7,701 sq. ft.
- Eliminated the ingress/egress on Donata Lane.
- Lowered the requested number of parking spaces from 35 to 25 spaces.
- Increased the landscaping for the whole property with specific emphasis on added landscaped screening and fencing on Donata Lane.
- Redesigned the building to better conform to the architecture found in the neighborhood.
- Agreed to contribute: (a) by paying a fair share (\$150,000.00) for a signalization on High Ridge Road and Bradley Place; (b) to the installation of sidewalks along the eastern curb of High Ridge Road between Donata Lane and Tally Ho Lane at their cost and to comply with the City Engineering Bureau’s standards, and (c) by posting a surety bond with the City for these improvements.
- Agreed to exclude both day surgery and drug rehabilitation center as uses for this medical office building.

However, the applicant failed to provide the ZBA with critical information including the number of patients, the number and type of medical services being proposed, the number of anticipated patients as well as hours of operation. Therefore, the ZBA saw no option but to deny this revised application, finding it: (1) “to be injurious and deleterious to the neighborhood;” (2) would result in traffic patterns with negative impacts to the neighborhood, and (3) an “inappropriate use of the land.” in relation with surrounding uses.

5. Proposed Actions

To facilitate the project described above the applicant is proposing three Actions:

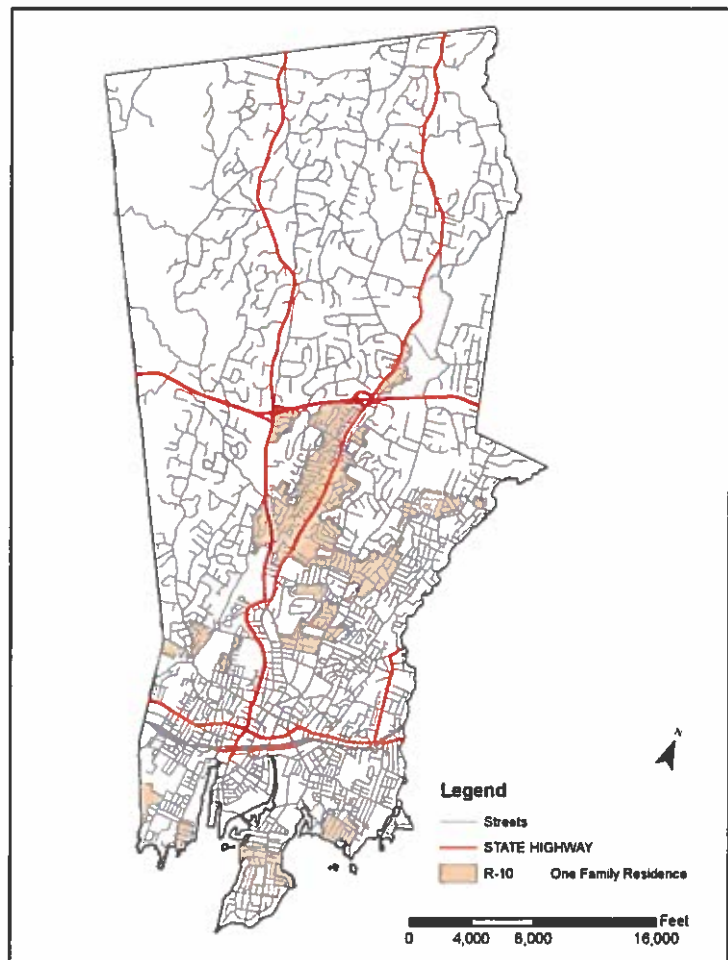
- a. Approval of a Text Change of the Zoning Regulations to reflect that Special Exceptions in the R-10 zone for a Medical Clinic be reviewed by the Zoning Board instead of the ZBA;
- b. Approval of a Text Change to the Zoning Regulations to reflect that a Clinic is exempt from the Special Standards set forth in Section 19.3.2.(e); and
- c. Approval of a Special Exception to allow for the Clinic use in an R-10 district on this site, as well as Site Plan/Architectural plans approval.

First proposed Text Amendment (Change to Appendix A)

The applicant proposes a change to Land Use Schedule A of the Zoning Regulations to reflect that a Special Exception application for a Clinic (#23.1) will be reviewed and approved by the Zoning Board of the City of Stamford instead of the ZBA.

The applicant provided the following rationale for their proposal:

1. The Zoning Board has the most experience in deciding non-residential uses and can grant applications with conditions that are supportive of the value of single-family homes that surround the site
2. If ultimately approved, the Zoning staff will have final approval of the proposed Site Plan and Architectural Plan. This provides the Zoning staff with more input on the ultimate plan, which will encourage greater consistency and will increase the likelihood that long term land use objectives are met. This is in contrast to approvals that are made by the ZBA. Approvals by the ZBA are made "as is" and cannot be changed.
3. The Zoning and Planning Commission can coordinate with the Traffic Bureau and the State of Connecticut to create the most efficient design for the traffic signal that is proposed at this site. Again, the ZBA cannot do this because applications to the ZBA must be approved "as is" and there is no possibility of changes being made - which may, ultimately thwart the City's objective to design a traffic control signal.



Staff Comments:

With regard to the applicant's first argument, the Stamford Zoning Regulations delegate decisions on Special Districts, including non-residential uses in single-family districts to the ZBA (see Land Use Schedule A in the City of Stamford's Zoning Regulations), while Special Exceptions in higher density districts are usually under the purview of the Zoning Board. Arguably, the ZBA has more experience with single-family districts than the Zoning Board. In addition, the applicant does not make clear why only the Clinic use should be moved from the ZBA to the Zoning Board's purview, and not other non-residential Special Exception uses in single-family districts. A change of the rules would not only impact the subject site but all R-10 districts in the City of Stamford (refer to map above), and the consequences have not been sufficiently analyzed. This Text Change could also provide for the erosion of the (generally well-functioning) division of labor between the ZBA and the Zoning Board and significant additional work for the Zoning Board which already has to deal with a variety of large projects.

With regard to the applicant's second point, staff would like to point out that the Zoning Ordinance and the City Charter give the final approval authority for discretionary actions to the Land Use Boards and NOT the Zoning staff. Land Use Bureau staff reviews and provides technical assistance to all Land Use Boards, including the ZBA.

Staff agrees that the ZBA is more limited than the Zoning Board with regard to changes to what the applicant ultimately has proposed. With sufficiently developed proposals, however, and the generally smaller scale of development in single-family districts, that should not be an issue.

With regard to the third point, staff would like to point out that ConnDOT has rejected the need for a traffic signal at Bradley Place and therefore, no coordination with the Traffic Bureau or the State is warranted. For all applications, including ZBA applications, comments from the Traffic Bureau are sought routinely as part of the review process.

Staff, therefore, recommends denial of this Text Change as it does not seem warranted and has the potential for far-reaching, unintended and not sufficiently analyzed consequences.

Second Proposed Text Amendment

The applicant proposes to exempt Clinics from the Special Zoning Standards set forth in Section 19.3.2.(e), that set standards with regard to minimum lot size, lot coverage, floor area, setbacks and buffers. The applicant argues that:

1. The Special Standards do not apply to other non-residential uses such as Yacht Clubs (#113.5), Group Day Care Homes (#22), Hospital Complexes (#47), or Senior Housing & Nursing Home Facility Complexes (#92.1). in residential districts;
2. Relief from the setback requirements is needed to permit the northwestern portion of the site to be dedicated to the City of Stamford for traffic improvements, such as a new traffic signal and the realignment of Donata Lane with Bradley Place, therefore, limiting the area of the parcel that can be developed.

Staff Comments:

With regard to the applicant's first argument, staff would like to state that the exempted uses are large scale uses that often have specific needs and requirements that defy standard zoning solutions. It is questionable that a Clinic is in the same category. In addition, it would create a precedent for all Clinics in all single-family districts throughout the City, which has not been studied.

With regard to the second point, staff would like to reiterate that neither the City nor the State at this time have plans for traffic improvements along High Ridge Road that would limit development on the applicant's site. Therefore, an exception for the applicant's site is not warranted. If a hardship for development should arise at a later point in time, the applicant could seek relief through a Variance.

Staff, therefore, recommends denial of this application.

Approval of the Special Exception to allow for Clinic use on the subject site and approval of Site and Architectural plans

Regardless of the reviewing Land Use Board, Section 19.3.2 of the Zoning Regulations outlines the following five conditions that must be met to approve a Special Exception and Special Standards for Single-Family Districts.

- a. **Special Exceptions shall be granted by the reviewing board only upon a finding that the proposed use or structure or the proposed extension or alteration of an existing use or structure is in accord with the public convenience and welfare after taking into account, where appropriate:**

- (1) The location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangement of structures, drives and parking areas and the proximity of existing dwellings and other structures.**

The applicant argues that the proposed site is an ideal location for the projected Clinic. The proposed building is 7,000 sq. ft. The two existing single-family homes on both lots are approximately 6,000 sq. ft. - hence, there is not a significant change, in terms of density, to what is already present on the site. Additionally, the proposed Clinic is suitable for this site because it is adjacent to a commercial neighborhood (CN-District), and provides a transition to the lower density uses, i.e. single-family homes, that are present to the south.

Staff Comments:

While staff has no comment whether this is an ideal site for a Medical Clinic we have to assume the applicant has done their due diligence on that subject (even with the Tully Center, Stamford Hospital and the major drop-in clinics on Long Ridge Road). However, staff disagrees with the applicant's contention that this would serve as a suitable buffer between the commercial district to the north and the single-family residential uses directly to the north, east and south of this parcel; the Planning Board and Zoning Board have been consistent in the intent to use

the three houses on the north side of Donata Lane as the residential buffer between the C-N District to the north and single-family residential uses to the south and east of this parcel. On the contrary, staff believes that by allowing this use in this location, non-residential uses could encroach on intact residential communities.

Furthermore, staff disagrees with the applicant's contention that a 7,000 sq. ft. building is appropriate for what is essentially a small lot single-family residential district; that is, the building is grossly out of scale with the neighborhood and should be drastically scaled back (e.g., no more than 4,000 sq. ft.) with appropriate reduction in parking (3 parking spaces per 1,000 sq. ft. = 12).

- (2) The nature and intensity of the proposed use in relation to its site and the surrounding area. Operations in connection with Special Exception uses shall not be injurious to the neighborhood, shall be in harmony with the general purpose and intent of these Regulations, and shall not be more objectionable to nearby properties by reason of noise, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property than the public necessity demands.**

With regard to this finding, the applicant stated that:

1. The Planning Board, with regard to earlier applications that also included the Clinic use, concluded that the development of such use on this site is keeping with the character of the neighborhood and is consistent with the general purposes of the neighborhood.
2. The site is over 51,000 sq. ft. which is relatively large in comparison to the proposed Clinic. The location of the building is designed so that it abuts the southern boundary line as much as possible to lessen any impact that the development may have on the neighbors residing on Donata Lane.
3. The proposed Site Plan includes adequate landscaping. The northern border has a double buffer - which includes a fence and trees to create a visually aesthetic buffer between the development and the neighbors on Donata Lane. Additionally, the landscaping to the west of the building (facing High Ridge Road) enhances the quality of life in that part of the neighborhood because it provides environmental, ecological, and social benefits in a predominately urban neighborhood.

Staff Comments:

Staff would like to state in response to the applicants first point that earlier applications, even though they also included the Clinic use, were significantly different because in this current proposal, the applicant proposes to increase parking from 25 to 35 spaces, and to move the ingress/egress for all the cars from High Ridge Road to the northeast corner of Donata Lane, a narrow neighborhood street, which could greatly increase the potential traffic impacts on the neighborhood.

While the size of the development overall may not be too high compared to the abutting neighborhood and a generous landscaped buffer would be provided along neighboring residences on Donata Lane, the traffic impact would probably outweigh the provided amenity. In addition, the wider setback along neighboring properties on Donata Lane comes to the detriment of the neighbors to the south, for which the applicant seeks a reduction of the setback requirement.

- (3) The resulting traffic patterns, the adequacy of existing streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading, and the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.**

The applicant states that a traffic control signal would be installed at the intersection of High Ridge Road and Donata Lane. According to the findings made by former Traffic Engineer, Mani Poola, the proposed signal will “benefit the general public with enhanced traffic operation and safety.” The finding notes that the traffic signal will specifically benefit pedestrians and school children traversing the area. Thus, this application will have benefit on this neighborhood and the residents of the City who drive along the High Ridge Road Corridor. Additionally, the design layout for off-street parking is located to the east of the building. This design has several important features. For instance, the parking will be between the proposed Clinic and the single-family home that is to the east of the parking lot - thus reducing the visual effects of any paved asphalt that may be observed by abutting neighbors.

Staff Comments:

While at some point, a signal and the re-alignment of streets have been discussed, there are currently no plans by the City to do so, as ConnDOT has disapproved a traffic signal for this location. This means that the applicant’s reasoning as to the need to locate the proposed development’s driveway on the northeast corner of Donata Lane and not to eliminate that driveway and have all cars enter and exit on High Ridge Road is wrong.

As the City’s Traffic Bureau Chief points out in his comments, the applicant has not provided a rationale to justify the need for 35 parking spaces in lieu of the 21 required.

- (4) The nature of the surrounding area and the extent to which the proposed use or feature might impair its present and future development.**

The applicant states that there does not appear to be any issue with the proposed use as a Clinic and its impact on present or future development in this neighborhood.

Staff Comments:

Staff concurs with the applicant that there is an issue with the Clinic use per se. However, the applicant did not study if there are already sufficient medical facilities of this kind nearby, or if a location of such facility in the commercial areas to the north of the site along High Ridge Road would be more appropriate.

(5) The Master Plan of the City of Stamford and all statements of the purpose and intent of these regulations.

The applicant states that this application meets many goals of both the Master Plan and Land Use studies conducted by the City of Stamford. As noted in Exhibit A, the Stamford Planning Board concluded that the use of the Clinics is consistent with the 2015 Master Plan.

This Application meets some of the goals outlined in the High Ridge & Long Ridge Corridor study performed by the City of Stamford in 2015. That study indicated that additional landscaping was needed along the Corridor to create a more eco-friendly environment. As stated earlier, this landscape design plan focuses on creating visually aesthetic landscaping facing High Ridge Road.

Additionally, that study reinforced the importance of transforming the High Ridge Corridor into a more pedestrian friendly neighborhood. This Application proposes a concrete sidewalk to be placed along the property line facing High Ridge Road, which will be connected to the sidewalk to the north of the site. This, in turn, will encourage walking as the mode of transportation since pedestrians will have unencumbered access to north of the site, which consists primarily of retail stores.

Staff Comments:

As stated before, the Planning Board, in a previous, much different Application, concluded that a Clinic in an R-10 zone would be consistent with the 2015 Master Plan. As proposed, however, staff argues that this Application would be inconsistent with the Master Plan. Specifically, this oversized building in an R-10 zone would be inconsistent with the following Master Plan policies:

Policy NTW1: Preserve, protect and enhance neighborhood character and quality-of-life. The applicant's 7,000 sq. ft. building is more commercial in nature than residential, which would be detrimental to the "neighborhood character."

NTW1.1 Maintain existing residential character of the neighborhoods by maintaining residential zones. While the applicant is not trying to change the underlying zoning category, he is proposing a building that is not in character due to its size, character, excessive parking, and negative impact to the neighborhood by locating its driveway off of a small residential street instead of the State Highway where the driveway belongs.

NTW1.2 Direct and enhance commercial/office development to existing commercial zones. As discussed in detail above, the Planning Board discussed and reconfirmed that the three houses on the north side of Donata Lane were to serve as a residential buffer between the commercial district to the north and the single-family residential districts to the south and east, and a large 7,000 sq. ft. building is clearly more commercial in character that would be more characteristic in a lot north of this parcel.

Staff finds that the proposed Application does not meet criteria for granting a Special Exception, and Site & Architectural Plan approval and therefore, suggests denial.

6. REFERRAL COMMENTS

WPCA - Stephen Pietrzyk, in a memorandum dated June 27, 2017 provided comments to the applicant including the list of information that the WPCA would need at the time of the building permit/discharge permit.

Traffic - Refer to the attached memorandum from James Travers, Chief of the Transportation, Traffic & Parking Bureau.

Engineering - Susan Kiskan, P.E., in a memorandum dated June 12, 2017 offered no comment on the Text Change, but that the applicant would need to address 12 points prior to being issued a building permit.

Fire Marshal - The Fire Marshal will review and respond if the applicant submits an approved final development application.

7. STAFF RECOMMENDATIONS:

Staff recommends that the Planning Board *deny* the proposed Text Change of the Zoning Regulations to reflect that Special Exceptions in the R-10 zone for a Medical Clinic be reviewed by the Zoning Board instead of the ZBA for the following reasons:

- With very few exceptions, all Special Exceptions in residential districts are under the purview of the ZBA which has long experience and expertise with these types of applications, arguably more so than the Zoning Board.
- It is not clear why medical clinics in R-10 residential districts should be subject to review by the Zoning Board.
- There is no evidence that the applicant, with full disclosure and a much smaller proposed development and more limited parking, could not gain Special Exception approval for a medical clinic.
- The application could create a precedent with many unintended consequences for R-10 Districts in almost every neighborhood in the City including North Stamford, Shippan, Westside, Springdale, and the Cove.

Staff recommends the Planning Board *deny* the second proposed Text Change to the Zoning Regulations to reflect that a Clinic is exempt from the Special Standards set forth in Section 19.3.2.(e) for the following reasons:

- The applicant’s request for easing the Standards is based on an erroneous assumption. Consequently, there is no need for relaxing the Standards.
- If there were to be a hardship now or in the future, applicant could seek relief through a Variance.
- If approved, the proposed Text Change would apply to all Clinics in residential areas. The consequences of this have not been studied.

Staff recommends the Planning Board *deny* the Special Exception and Site & Architectural Plans and/or Requested uses for the following reasons:

- As proposed, the building is much too large for the residential site more consistent with the single-family character of the neighborhood; therefore, the applicant should resubmit a proposed building much smaller (no more than 4,000 sq. ft.) that meets all side yard and front yard setbacks and would not provide ingress/egress on the northeast corner along Donata Lane
- The applicant has not provided a rationale for the requested 35 parking spaces, which is approximately 60% more than the Zoning requirement for on a building of this size and use.

PLANNING BOARD MEETING

AUGUST 8, 2017

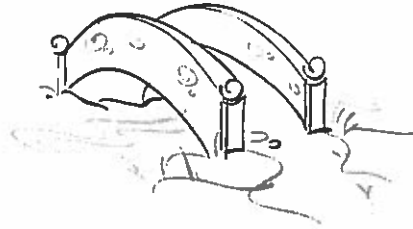
ZB APPLICATION #217-14 & #217-15

**AHUJA HOLDINGS, LLC
831-833 HIGH RIDGE ROAD**

ATTACHMENT #4

- **Letters of Opposition - Received prior to meeting**
- **Documents received at meeting**
- **Documents received post meeting**

**LETTERS OF OPPOSITION
RECEIVED PRIOR TO
MEETING**



Riverturn Condominium Association & R.C.D.

July 31, 2017

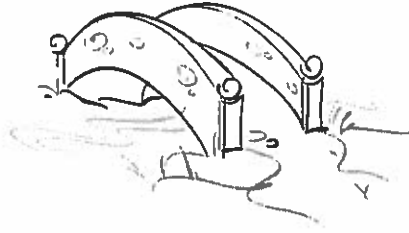
The Honorable David Martin
Mayor, City of Stamford
888 Washington Blvd.
Stamford, CT 06901

Dear Mayor David Martin:

The Board of Directors of Riverturn Condominium Association would like to meet with you regarding the proposed Bridges project by Epoch. As you might be aware, this company plans to request a variance in Stamford's zoning in order for the construction of an Alzheimer's facility proposed for the corner of Intervale Road and Turn of River Road, even though SunRise Senior Residences, located 251 Turn of River Road, already provides for memory-impaired individuals. Also, we have concern about The Life Time Fitness company that seeks a variance by our complex, as this project looks to have a membership in excess of 5,000 people, as well as providing a comprehensive commercial establishment that would impact the quality of life we are trying to maintain in a city that seems to turn a deaf ear to its shrinking middle-class residential areas.

Riverturn's The Board of Directors has met with Michael Glynn, Vice President of National Development, and listened to his proposal. As Board members elected to enhance not only the physical ambiance of our community, but also to protect its real estate value, we could not support Bridges' Project by Epoch or The Life Time Fitness project. We are concerned about the variances being sought.

There is no doubt that High Ridge Road, which lies along one side of Riverturn Condominiums, is a high-traffic, commercial area. And, a proposed addition of a medical unit located at 831-833 High Ridge Road--in addition to the urgent care facility up and running at 850 High Ridge Road--is planned. The Master Plan of the City of Stamford states the following and includes the Turn of River locale, along with Newfield and Westover areas, by name; the Master Plan is clear: "Preserve and enhance the character of existing residential neighborhoods". We were encouraged by your recent comments in The Stamford Advocate, where you stated that "What works in the South End does not work in Glenbrook or Springdale. What works in the downtown does not work in the mid-Ridges or North Stamford.



Riverturn Condominium Association & R.C.D.

We need to be thoughtful about that and protect our precious neighborhoods," "This is why I believe a denial of the 260 Long Ridge Road application is appropriate." In your formal statement, you continued: "The Long Ridge application has highlighted the need for us to mindfully and thoughtfully assess the positive benefits of development with the potentially negative impact of development on the surrounding community." When we meet, we would like you to focus on the following question: How would/does the city justify approving the zoning variances for the Bridges'/Epoch Project as well as The Life Time Fitness facility when the city's master plan—which addresses what is best for the city's growth, economic stability, and draw for residents—specifically designates the Turn of River area to be in a residential zone, one not to be further encumbered by a proposed complexes that undermine the integrity/intent/ big-picture of the master plan?

We plan to invite taxpayers living in the Stone-Brook condominiums, the gated community of Sterling Lake, and those living on Talmadge Lane to your meeting. Since this totals 139 residences, please plan to meet with us at the Turn of River Fire House, located across the street from Riverturn Condominiums. Communicate with Peter Licopantis (203-322-7092), President of Riverturn Condominium Association, to set up a time that is mutually agreeable. We look forward to hearing from you in the near future, as Michael Glynn indicated that Bridges'/Epoch was looking to break ground for their proposed project soon, and we understand the Life Time Fitness company is also eager to demolish the building it has its sights set on and move ahead.

We also look forward to being able to support you in your desire to serve our city for another term as Mayor.

Yours Sincerely,

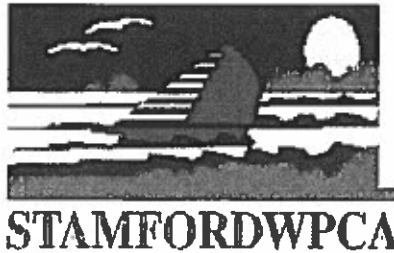
Peter Licopantis and Marcia Wright
Presidents of the Riverturn Community Tax District
and Riverturn Condominium Association

CC: Ralph Blessing: Land Use Bureau Chief

Jim Caterbone: B.O.R. - 18th district

J.R. McMullen: B.O.R. - 18th district

William P. Brink, P.E. BCEE
Executive Director
Stamford Water Pollution Control Authority
203-977-5809
wbrink@ci.stamford.ct.us



Michael Handler, Chairman
SWPCA Board of Directors
Stamford Water Pollution Control Authority
203-977-4182
mhandler@ci.stamford.ct.us

TO: Vineeta Mathur, Associate Planner

FROM: Stephen W. Pietrzyk, Collection Systems Supervisor



CC: Prakash Chakravarti, P.E., Supervising Engineer

DATE: June 27, 2017

RE: **Application 217-14 AHUJA Holdings, LLC, 831-833 High Ridge Road-Text Change**, to amend section 19 3.2.e. and to exempt Clinic (#23.1) from special standards for single family districts for Special Exception uses and to amend Appendix A-Table II to change the Special Exception review authority for #12 Clinic (Use#23.1) from "A" to "B" in the R-10 district.

Application 217-15 AHUJA Holdings, LLC, 831-833 High Ridge Road, Special Exception and Site & Architectural Plans and/or Requested Uses, proposing to construct a 7000 ft² medical clinic along with associated site improvements to provide outpatient services for acute and chronic medical conditions on a non-emergency basis. Property is located in the R-10 Zone.

In reference to the captioned applications dated June 8, 2017, the following preliminary comments are outlined below:

1. Please have the engineers submit sewer flow calculations for the proposed development and assessment of existing flows in the main sewer line on Donata Lane;
2. Send a revised utility plan sheet showing an independent sewer lateral for the medical clinic, along with a schematic drawing showing the proposed sewer tie-in connection for review;
3. "A connection charge may be assessed by the SWPCA in accordance with Section 200-41. Please be aware that the connection charge based on the new and/or modified development of the site can be substantial. The connection charge becomes due and is billed in the month of November following the one year period of March 1 through February 28 during which the CO is issued."; and,
4. A discharge permit from Stamford WPCA is required for the buildings.

Should you have any questions, feel free to contact us at 203-977-5768.

Thank you.

Capp, Lesley

From: Quinones, Matt
Sent: Saturday, August 05, 2017 10:17 AM
To: Dell, Theresa
Cc: Woods, David; Capp, Lesley; Rosenson, Valerie; Kolenberg, Steven
Subject: Letter and Petition Opposing Applications 2017.14 & 2017-15
Attachments: Rep. Quinones Letter Opposing Applications 217.14 & 217.15.pdf;
petition_signatures_opposing 2017.14, 2017.15.pdf; petition_comments_opposing
Applications 2017.14, 2017.15.pdf

Dear Theresa Dell & Lesley Capp:

I'm sending along a few attachments I will like to be shared with the Planning Board in reference to Applications 2017-14 & 2017-15.

I would like to request they be included as part of the public record as it pertains to these applications. The following documents are attached:

- 1- Rep. Quinones: Letter of Opposition to Planning Board Applications 2017-14 & 2017-15
- 2- Copy of Community Petition Opposing Planning Board Applications 2017-14 & 2017-15
- 3- Copy of Public Comments Opposing Planning Board Applications 2017-14 & 2017-15

Please let me know if you have any questions.

Regards,

Matthew Quinones
City representative, District 16
City of Stamford

29TH BOARD OF REPRESENTATIVES CITY OF STAMFORD

President
RANDALL M. SKIGEN
Clerk of the Board
ANNIE M. SUMMERVILLE

Majority Leader
ELAINE MITCHELL
Minority Leader
MARY L. FEDELI

Representative Matthew Quinones, District 16

August 5, 2017

Dear Ms. Theresa Dell:

I'm writing to voice my opposition for the Ahuja Holdings LLC's Application 217-14 (for "text changes" to Stamford's Zoning Regulations) and Application 217-15 (for a 7,000-square-foot medical clinic in a single-family R-10 zone).

As a City Representative for the district in which this proposed development is located I have heard from numerous constituents who share my opposition to this application and to date have not received one call or email voicing support. In addition to my concerns regarding the effects of the proposed text change I have concerns over the need for the medical clinic and the traffic impact on what is already an area deeply affected by congestion. This proposed development does not appear to fit within the fabric of the neighborhood and in my opinion, approval of these applications will only service to benefit the applicant.

I have taken the liberty to start a petition to demonstrate the community opposition to these applications. This will be sent to the Planning Board Secretary for public record. To date, 242 individuals have electronically signed the petition. These individuals represent the residents of District 16, Stamford commuters and concerned residents from across the city.

I invite you and the other members of the Planning Board to view the signatures and comments made on the petition by [clicking here](#), or visiting the link below.

I also have received an email from David Woods, Land Use Bureau, in which he states the staff is recommending DENIAL for these applications. I hope you and your colleagues will concur with the recommendation from staff and deny both applications.

I thank you for your volunteer service to the Stamford community and respectfully request that you and the Planning Board vote NO and DENY these applications.

Respectfully submitted,



Matthew Quinones
City Representative, District 16
City of Stamford

Cc: Planning Board, Board of Representatives
Enclosed: Petition Signatures and Comments

change.org

Recipient: **City of Stamford Planning Board**

Letter: **Greetings,**

STOP the Ahuja Clinic & Zoning-Law Changes

Signatures

Name	Location	Date
Matthew Quinones	Stamford, CT	2017-07-31
Laura Spanakos	Stamford, CT	2017-07-31
Paul Longo	Stamford, CT	2017-07-31
Geri Guzinski	Stamford, CT	2017-07-31
Joseph Laskowski	Stamford, US	2017-07-31
Linda Cariri	Stamford, US	2017-07-31
Magdalene Jeffers	Stamford, CT	2017-07-31
Tracy Vento	Valley Stream, NY	2017-07-31
Michael Guroian	Stamford, CT	2017-07-31
Deb Hirsch	Stamford, CT	2017-07-31
Lindsay Loglisci	Stamford, CT	2017-07-31
Michael Franzetti	Boston, MA	2017-07-31
Michele Somody	Norwalk, FL	2017-07-31
Frank Laccona	Stamford, CT	2017-07-31
Danna Lane	Stamford, CT	2017-07-31
Eileen Towne	Stamford, CT	2017-07-31
Sue Sabini	Stamford, CT	2017-07-31
Louis Sabini	Stamford, US	2017-07-31
Yelena Klompus	Stamford, CT	2017-07-31
Michael NOTO	Bethpage, NY	2017-07-31

Name	Location	Date
Patricia Liotta	Stamford, CT	2017-07-31
Gabriella Kallay	Stamford, CT	2017-07-31
Deborah Billington	Stamford, CT	2017-07-31
Liz Buzzeo	Bohemia, NY	2017-07-31
Laura Cappellieri	Stamford, CT	2017-07-31
Christopher Towne	Islip, CT	2017-07-31
Jill Tamburro	Stamford, CT	2017-07-31
Lauren Sabini	Stamford, CT	2017-07-31
Victoria Pesiri	Smithtown, US	2017-07-31
Susan Hawkins	Stamford, CT	2017-07-31
THOMAS J. Finn Sr.	Brooklyn, US	2017-07-31
Jennifer Fine	Stamford, CT	2017-07-31
Marisa Rosa-Donch	Stamford, CT	2017-07-31
Janice Mcnairn	Stamford, CT	2017-07-31
NANCY NIEVES	Yonkers, CT	2017-07-31
Isabella Basile	Wayne, US	2017-07-31
Celeste Baranowski	Stamford, CT	2017-07-31
David Longo	Stamford, CT	2017-07-31
Linda Farrugia	Stamford, CT	2017-07-31
Robert Calabrese	New York, US	2017-07-31
Elizabeth DeLuca	Stamford, CT	2017-07-31
Lisa Ranero	Stamford, CT	2017-07-31

Name	Location	Date
Mark Lebow	Stamford, CT	2017-07-31
Jackie Dudek	Stamford, CT	2017-07-31
Beth Ann Cody	Hackettstown, NJ	2017-07-31
Brooke Nilsen	Stamford, CT	2017-07-31
DEIDRE GOLDBERG	Stamford, CT	2017-07-31
David Wilburn	New York, CT	2017-07-31
Maureen Boylan	Boston, CT	2017-07-31
Michael Koester	Stamford, CT	2017-07-31
Dana Origi	Boston, US	2017-07-31
Ilene Koester	Stamford, US	2017-07-31
Robert Katchko	Stamford, CT	2017-07-31
Jill Smyth	Stamford, CT	2017-07-31
Beth Brucker	Stamford, CT	2017-07-31
Shelagh Corporon	Stamford, CT	2017-07-31
Katherine Chambers	Stamford, CT	2017-07-31
Amalia Apostolidis-Gountas	Stamford, CT	2017-07-31
Michael Furnaros	Stamford, CT	2017-07-31
ed pirro sr	Marlboro Township, NJ	2017-07-31
Nella gonzalez	Stamford, CT	2017-07-31
Susan Becce	Bohemia, CT	2017-07-31
Jennifer Molgano	Bethpage, NY	2017-08-01
Giovanna Esposito	Saint Augustine, FL	2017-08-01

Name	Location	Date
Megan Cottrell	Stamford, CT	2017-08-01
Sherry West	Stamford, CT	2017-08-01
Rosemarie Marrucco Blosio	Stamford,Ct, CT	2017-08-01
Polly Morrow	Stamford, CT	2017-08-01
Robert Roqueta	Stamford, CT	2017-08-01
Amy DiTeodoro	Stamford, CT	2017-08-01
MARY ANN BROWN	Brooklyn, CT	2017-08-01
Susan Bell	Stamford, US	2017-08-01
Tracy Towne	Charleston, SC	2017-08-01
louis pasquino	West Milford, US	2017-08-01
Kathy Marsh	Stamford, CT	2017-08-01
d frattaroli	Selden, NY	2017-08-01
Marta Bailey	Roslyn, NY	2017-08-01
Janet Marinelli	stamford, CT	2017-08-01
Eileen DeMarkey	Stamford, CT	2017-08-01
Thomas Finn, jr	Stamford, CT	2017-08-01
Lee Trudeau	Stamford, CT	2017-08-01
Patricia McDermott	Stamford, CT	2017-08-01
Patricia Romano	Stamford, CT	2017-08-01
Stephen Garst	Stamford, CT	2017-08-01
Asa Richardson	Stamford, CT	2017-08-01
Kathleen Hayes	West Palm Beach, FL	2017-08-01

Name	Location	Date
Brant Kelley	Stamford, CT	2017-08-01
kathy stradinger	Brooklyn, CT	2017-08-01
jane tiernan	stamford, CT	2017-08-01
Kathleen Thomas	Milford, US	2017-08-01
Sheri Beatty	Stamford, CT	2017-08-01
Laura Finn	Brooklyn, US	2017-08-01
Chris Reid	Stamford, CT	2017-08-01
Danette Melchionne	Stamford, CT	2017-08-01
Emanuel Blosio	Hillsdale, CT	2017-08-01
Fiona Rohde	Stamford, CT	2017-08-01
Anne Flounders	Stamford, CT	2017-08-01
Geraldine Moore	US	2017-08-01
Karen Wellikoff DeFalco	Stamford, CT	2017-08-01
Andrea Greenburg	Stamford, CT	2017-08-01
Danielle Quilligan	Stamford, CT	2017-08-01
John Pace	Stamford, CT	2017-08-01
Lori Brzoska	Norwalk, CT	2017-08-01
Diane Jackson	Stamford, CT	2017-08-01
Jeff Salvatore	Stamford, CT	2017-08-01
Faith Somody	Norwalk, CT	2017-08-01
Brien Adams	Stamford, CT	2017-08-01
Nancy Ormsby	Stamford, CT	2017-08-01

Name	Location	Date
Virginia Winston	Stamford, CT	2017-08-01
Mary Gaia	Bayonne, US	2017-08-01
Jen Kramer	Stamford, CT	2017-08-01
Lisa Dianis	Stamford, CT	2017-08-01
MJ Wilden	Stamford, CT	2017-08-01
Barbara Ferrari	Port Jefferson Station, NY	2017-08-01
Marianne Cardillo	Stamford, CT	2017-08-01
Gary Vujs	Stamford, CT	2017-08-01
Christopher woodside	Stamford, CT	2017-08-01
Joseph DI Nardo	Hackensack, US	2017-08-01
CARL FRANZETTI	Stamford, US	2017-08-01
Tara Jenner-Ferrajina	Dover, DE	2017-08-01
Sydney Steinberg	Monroe, NY	2017-08-01
Karen Ad	Stamford, CT	2017-08-01
Jeffrey Herz	Stamford, CT	2017-08-01
Cami Murace	Stamford, CT	2017-08-01
Joseph Rainone	Stamford, CT	2017-08-01
Patricia Maloney	Stamford, CT	2017-08-01
Raji Sundararajan	Stamford, CT	2017-08-01
Edward Leonard	Stamford, CT	2017-08-01
Rita Conte	Stamford, CT	2017-08-01
Marc Weinroth	Ashland, MA	2017-08-01

Name	Location	Date
Cathy Satz	Stamford, CT	2017-08-01
Blake Bueckman	Stamford, CT	2017-08-01
Larry Weinroth	Stamford, CT	2017-08-01
Francis Sheehan	Belmar, US	2017-08-01
David Patashnik	Fairfield, US	2017-08-01
linda kenney	stamford, CT	2017-08-01
Dominick Bria	Stamford, CT	2017-08-01
Cindy Newman	Stamford, CT	2017-08-01
karen metrey	STAMFORD, CT	2017-08-01
Shari Shapiro	Bronx, US	2017-08-01
BUTTERFIELD G.	New York, NY	2017-08-01
Greg Kalt	Stamford, CT	2017-08-01
Davis Romero	Stamford, CT	2017-08-01
Evelyn Simpson	Stamford, CT	2017-08-01
Kerry Hamara	Stamford, CT	2017-08-01
Jeanne Lacey	Stamford, CT	2017-08-01
Beth Ford	Wayne, NJ	2017-08-01
Stephany Murphy	Stamford, CT	2017-08-01
Neil Caton	Stamford, CT	2017-08-01
Gretchen Orr	Brooklyn, CT	2017-08-01
Robert Heuman	Stamford, CT	2017-08-01
Carol Heins	Stamford, CT	2017-08-01

Name	Location	Date
Jerrold Adatto	Stamford, CT	2017-08-01
Robin Druckman	Stamford, CT	2017-08-01
Rudi Karukas	Stamford, CT	2017-08-01
Carol Hoegemann	Stamford, CT	2017-08-01
Bruce Allen	Stamford, CT	2017-08-01
Ruth Weinroth	Stamford, CT	2017-08-01
Nick Ambrosecchio	Englishtown, NJ	2017-08-01
Tatiana Domaniouk	Englishtown, NJ	2017-08-01
Myra Kijek	Budd Lake, CT	2017-08-01
Maureen Gilfeather	Stamford, CT	2017-08-01
Maria Castellucci	Port Washington, NY	2017-08-01
Emanuela Di Nardo	Stamford, CT	2017-08-01
alan ranhosky	Ronkonkoma, NY	2017-08-01
Regina Masciarelli	Wayne, NJ	2017-08-01
Murray Bernstein	Stamford, CT	2017-08-01
Catherine Macchio	Stamford, CT	2017-08-02
Frank Macchio	Garden City, NY	2017-08-02
Michael Butler	Stamford, CT	2017-08-02
Maria Stathopoulos	Stamford, CT	2017-08-02
Ryan LaRue	Stamford, US	2017-08-02
suellyn b	delray beach, FL	2017-08-02
Patrick Kramer	Hopatcong, US	2017-08-02

Name	Location	Date
Jennifer DiGiacomo	Stamford, CT	2017-08-02
Jenny Diamantidis	Stamford, US	2017-08-02
Michael Battinelli	Stamford, CT	2017-08-02
Louise Dunn	Hillsdale, NJ	2017-08-02
Kathleen HUTTER	Stamford, CT	2017-08-02
Cynthia Reeder	Stamford, CT	2017-08-02
Laura Battinelli	Stamford, CT	2017-08-02
David Michel	Stamford, CT	2017-08-02
Greg Walker	New York, NY	2017-08-02
m. a. mayer	roxbury, CT	2017-08-02
Meg Tocantins	Stamford, CT	2017-08-02
Janet Doyle	Stamford, CT	2017-08-02
Maria Karukas	Stamford, CT	2017-08-02
Catherine Raciti	Roslyn, CT	2017-08-02
Dan Basone	Stamford, CT	2017-08-02
zoe loter	Stamford, US	2017-08-02
Annie Taylor	Stamford, CT	2017-08-02
Steven Loeb	Valley Stream, NY	2017-08-02
Karen LaRue	Stamford, CT	2017-08-02
Kerry Safir	Stamford, CT	2017-08-02
Evan Bakis	Stamford, CT	2017-08-02
Isabel Kim	Morganville, CT	2017-08-02

Name	Location	Date
Kara Tramaglino	Stony Brook, US	2017-08-02
Aaron Kim	Stamford, US	2017-08-02
Yracy Ferrara	54 Dannel Drive, CT	2017-08-02
Shannon Evanko	Stamford, CT	2017-08-02
Kathy Davias	Stamford, CT	2017-08-02
Akeel Haider	Stamford, CT	2017-08-02
Scott Ackerman	Philadelphia, PA	2017-08-02
Mark Czamanski	Smithtown, US	2017-08-02
Doug Muller	Stamford, CT	2017-08-02
Michael Davias	Stamford, CT	2017-08-02
Mariko Rockefeller	Stamford, CT	2017-08-02
Bernd Mally	Islip, NY	2017-08-02
Sheila Linder	Stamford, CT	2017-08-02
Jim Moavero	Stamford, CT	2017-08-02
Lauren Katz	Setauket- East Setauket, NY	2017-08-02
Virginia Verrastro	Boston, MA	2017-08-02
Scot Piskin	Islip, CT	2017-08-02
Jessica Hindlian	Stamford, CT	2017-08-02
Pamela Fausty	Bedford, NY	2017-08-02
Paul Evanko	Stamford, CT	2017-08-02
CINDY Boisfeuillet	Bethpage, US	2017-08-02
Michael Boisfeuillet	Bethpage, US	2017-08-02

Name	Location	Date
John Hagan	Stamford, CT	2017-08-02
Anne Engel	Stamford, CT	2017-08-03
Melina Brown	Flanders, CT	2017-08-03
Christine Sullivan	Mahwah, US	2017-08-03
Carla Bautista	Roslyn, NY	2017-08-03
Karen Liberti	Stamford, CT	2017-08-03
Eric Bussey	Holbrook, NY	2017-08-03
Beatrice Cooke	Pequannock Township, NJ	2017-08-03
Carol Sabia	Spring Valley, US	2017-08-03
Angela VanMoorsel	East Hampton, US	2017-08-03
Sherry Tarantino	Stamford, CT	2017-08-03
Helene Devin	Stamford, CT	2017-08-03
Victor Riccardi	Stamford, US	2017-08-03
Richard A Smith	Stamford, CT	2017-08-03
Lorraine Smith	Morganville, US	2017-08-03
Holly Hyman	Stamford, CT	2017-08-04
Shirley Schulz	Stamford, CT	2017-08-04
Susan Nabel	Stamford, CT	2017-08-04
Sandra Ganguly	Wayne, US	2017-08-04
Michael Vargas	Stamford, CT	2017-08-04
Marc Aquila	Stamford, CT	2017-08-04

Name	Comment
Laura Spanakos	I am STRONGLY AGAINST DO NOT
Paul Longo	Take a look at that photo of the backed-up traffic on High Ridge Road at Donata Lane. That line begins 600 feet up the road, at the barely visible traffic light on Vine Road. The Ahuja clinic application calls for yet ANOTHER traffic light right here at Donata Lane. If this happens, the back-up will continue 600 feet further south on High Ridge Road! (There are already SEVEN traffic lights from Vine Road to Buxton Farms Road, less than a mile away.) The Planning Board meets at 6:30 PM on 8/8/17 at the
Geri Guzinski	We need to stop changing zoning to accommodate businesses. It's ruining
Magdalene Jeffers	I'm signing petition because this neighborhood is going to be ruined with commercialism. It is a quiet residential area with working class families. Let us not ruin it because we are not thinking about the future of this
Eileen Towne	When we bought our house 36 years ago, we bought in a single family neighborhood never anticipating zoning to change so drastically. Living on Snow Crystal Lane at the very end of Bradley Place, I have over the years seen an increase in traffic coming from High Ridge Road business, using the neighborhood as a "cut through". A traffic light will only increase that traffic. More importantly I oppose the application for a medical clinic in a
Deborah Billington	The zoning and proposed text changes will destroy our neighborhoods.
Marisa Rosa-Donch	Enough is enough!!!
Laura Spanakos	I am STRONGLY OPPOSED to this clinic and zoning law changes. High Ridge Road is already much too busy and does not need another light nor clinic.
Celeste Baranowski	Please vote NO on my behalf for 217-14 & 217-15 Thank you.
Mark Lebow	We need to stop the intrusion of mixed/commercial and multi-family use projects in single-family zones that is occurring throughout the city.
Mark Lebow	We need to stop the intrusion of mixed/commercial and multi-family use projects in single family zones that is occurring throughout the city. The quality of life within our city is eroding day by day. Witness the article
Beth Ann Cody Rieck	I'm concerned about further congestion in the proposed area, as well as broader changes to our city's single family zoning.
David Wilburn	The overdevelopment in Stamford needs to stop.
Maureen Boylan	The over development of the City of Stamford by greedy developers and those who are greedy enough that want to change our regulations has gotten completely out of control. We need a new Mayor who is not in the
Ilene Koester	This is ridiculous. It does not belong in any residential neighborhood. Donata Lane cannot be an exit for a facility parking lot. It is already
Shelagh Corporon	This neighborhood and in particular this corner already has too much traffic. And the last thing we need is a zoning change to allow a doctor to expand a medical practice currently operating under DEA civil violations. Is
Rosemarie Marrucco Blosio	Enough is enough, No clinics on this part of High Ridge Rd
Polly Morrow	It is important to preserve single family zones in Stamford to maintain quality of life in our community.

Robert Roqueta	Stanford's zoning rules are being amended in favor of developers who come in to our city and get tax abatement. This needs to be addressed. This
Mary Ann Brown	With out existing roads and infrastructure, Stamford cannot sustain the development that we have seen in recent years.
Kathy Marsh	Traffic congestion is already bad, this would make it worse...another bad idea. Where is the traffic light study, lately many traffic lights are turning red after only 3 cars being able to move on green. Stamford is almost the
Patricia McDermott	Against Ahuja clinic
Stephen Garst	Stop messing with our neighborhoods, Keep clinics out of single family and residential neighborhoods and stop changing zoning laws to accommodate
Kathy Stradinger	the over development has got to stop!!
Chris Reid	Is there a problem locating clinics in commercial areas? I'm not seeing the "problem" this "solves" other than for the individual involved -- but this "solution" creates problems for zones all over Stamford. This doctor's violations only make it worse. I have yet to see the huge pile of complaints that people in Fairfield County can't get to the doctor's office such that
Chris Reid	I thought the physician's oath was "first, do no harm"!How many people will be motivated to move out of Stamford by a zoning board decision to allow such a change? Once you destabilize a neighborhood by adding undesirable changes, it triggers a whole series of reactions. The Zoning Board is not just adding buildings on Baltic Avenue when it makes text changes. It is affecting the fabric of long established neighborhoods, which are already stressed by traffic, congestion, and illegally added apartments that are at times over occupied. What's that other saying? "First, heal
Emanuel Blosio	Too much traffic
Karen Wellikoff DeFalco	too much congestion already stop !
Andrea Greenburg	There are already too many lights on High Ridge Road!
John Pace	Traffic is getting worst every day this will make it worst
Nancy Ormsby	Traffic light's never going to happen; it never did w/Nagi's application. The street's don't line up. Even if they did - we don't need another light. We need enforcement of cars crossing over double yellow lines (median) and
Jen Kramer	This will negatively impact the families in the area. Stop commercializing
Barbara Ferrari	Medical blg does not belong there!
Tara Ferrajina	The traffic is insane in this town. None of the traffic lights are in sync. How about you build something for the children and preteens instead of all this commercial building. The schools are in sanely overcrowded. This town needs a major overhaul....how about you fix the problems first before
Jeffrey Herz	High Ridge Road does not need another traffic light. Getting from the Merritt past Vine Road could take 10 minutes. Its ridiculous
Cami Murace	I live in the area and love my neighborhood but traffic on this part of High Ridge is getting to be too much.
Joseph Rainone	Too much traffic on High Ridge Rd now

Raji Sundararajan	To stop too much traffic congestion on High Ridge and to stop increasing traffic lights on High Ridge. Most importantly single family home neighborhoods should remain as such since families enjoy getting to know
Cathy Satz	This is a residential neighborhood. There are other commercial areas on High Ridge Road and throughout Stamford that don't need zoning changes - including within a few blocks of this location - where this clinic could go. There is already too much traffic on High Ridge at various times of the day and traffic lights are poorly timed. Another traffic light will create more
Larry Weinroth	Too many!!! lights now.
BUTTERFIELD G.	I object to this zoning change which will unnecessarily contribute to increased traffic congestion in an area already overloaded. This addition
Greg Kalt	We do not another traffic light on this road. We need to increase the flow of traffic. Have the clinic go to a different lovation
Davis Romero	Sync the lights
Stephany Murphy	This madness has to stop. Do not allow this.
Neil Caton	The clinic is not correct for the zoning of the area, and will increase traffic in an area that is already burdened by major traffic issues.
Rudi Karukas	High Ridge Road is already a nightmare between Bel Air and the Merritt. No more building and traffic is needed, thank you.
Ruth Weinroth	I'm signing this petition because I drive up & down this road every day & I have for many years. I have seen how much worse the traffic has gotten. The additional traffic lights have just made things worse, especially from just south of Vine Road till the Merritt Parkway. The commercialization of the residential areas of Stamford is out of control. Just because someone buys up some properties doesn't mean they should be allowed to develop
Myra Kijek	Increase in traffic, over development of the proposed area, out of step with the area of single family homes. The zoning should not be allowed to
Maureen Gilfeather	High Ridge Road is a nightmare of traffic. Additional traffic lights will create a dangerous situation worse.
Maria Castellucci	Maria castellucci
alan ranhosky	I am very much against zoning law changes negatively impacting residential space.
Catherine Macchio	There has been more than enough "text and zoning changes" in our
Frank Macchio	It's about time that we start following the Zoning Regulations that are there to preserve the quality of life in our neighborhoods.
Jennifer DiGiacomo	I oppose this proposition. Too much traffic, location is not a good choice
Louise Dunn	the congestion this will cause.
David Michel	Please STAMFORD RESIDENTS, sign this petition and share w your local friends. Enough rewriting zoning laws to facilitate the big developer...
Janet Doyle	Traffic is already dangerous, badly managed, and unbearable for homeowners through some single family zoning areas.
Steven Loeb	I continue to be disturbed how the City of Stamford is being mismanaged by Mayor Martin.
kerry Safir	I think it's atrocious that Stanford is even considering new residential construction. These builders put NOTHING back into our schools which are
Evan Bakis	Stop Over Development. Area is already too congested as is. Single Family Zone should remain Single Family Zone. Respect the neighborhoods and

Kathy Davias	No more over developing
Melina Brown	There is no way that this area can handle such an increase in traffic. Along that corridor and just south of the area, there are urgent care and walk in clinics. This would be an unnecessary addition to an already congested area. Areas with single family zoning should remain as single family. The
Karen liberti	Nevermind the over development-I don't want my kids to live down the block from a guy who treats drug addicts. We will keep fighting this and
Richard A Smith	I am signing because this is a quiet and diverse neighborhood of working class families which would be grossly harmed by the proposals. This is the kind of neighborhood that America has been trying to create for generations. One person should not be allowed to gain at the expense of
Holly Hyman	Traffic on high ridge is horrible. Takes forever to get to/from the Merritt pkwy which is only 1 mile away. Too many lights already. The new cvs
Shirley Schulz	I wish to stop Ahuja Holding, LLC's. We moved to this area to get away from the crazy downtown traffic and people. Now with both Nagi's, the daycare, condo and the walk in clinic we have to spend appx. 10 mins. just trying to get out onto High Ridge Rd. The additional cars will add so much
Susan Nabel	I'm signing because it's time to stop making text changes to accommodate businesses AND because High Ridge Road is already bumper-to-bumper at
Michael Vargas	I don't want another traffic light at Bradley Place
Michael Vargas	We do not need another traffic light on High Ridge Road. we do not need a drug facility across the street from a child care center either.
THOMAS J. Finn Sr.	Ahuja Family has not respected zoning laws now or in the past why would we now believe he would do so now with his medical clinic This is nothing but another assault on single family housing

ZB APPLICATION NOS. 217-14 & 217-15

AHUJA HOLDINGS, LLC
831-833 HIGH RIDGE ROAD

TEXT CHANGE
SPECIAL EXCEPTION AND SITE & ARCHITECTURAL PLANS

OPPOSITION LETTERS
RECEIVED AS OF AUGUST 2, 2017

From: Mary Buonsante-Henock <mary.buonsante.henock@gmail.com>
Date: August 1, 2017 at 11:03:22 PM EDT
To: Dell Theresa <tdell@stamfordct.gov>
Subject: Applications 217-14 & 217-15

Ms. Theresa Dell, Chairwoman
Stamford Planning Board
888 Washington Blvd.
Stamford, CT 06901

August 1, 2017

Dear Madam Chair:

I am a resident in an R-10 low-density single-family residential area in the Turn of River neighborhood. I am writing to strongly oppose Ahuja Holdings LLC's Application 217-14 (for "text changes" to Stamford's Zoning Regulations) and Application 217-15 (for a 7,000-square-foot medical clinic in a single-family R-10 zone). I understand this is scheduled to be heard by the Planning Board on August 8, 2017.

The text changes which will adversely affect nearly every single-family low-density residential zone, 59% according to the City's Master Plan (MP). The proposed medical clinic is too intense for the surrounding single-family homes in the R-10 zone.

This change goes against the City's Master Plan which states:

SECTION 1.3 - "Character of Stamford's neighborhoods will be supported and enhanced but not significantly altered."

B. GROWTH MANAGEMENT - "Maintaining neighborhood character and quality-of-life."

E. COMMUNITY CHARACTER - "Maintaining community character and preserving and enhancing quality-of-life in Stamford neighborhoods is central to the vision for the future of the City. Preserving and enhancing Stamford's low-density residential areas and revitalizing higher-density neighborhoods is key to maintaining community character.To this end, this Master Plan calls for a balanced approach to neighborhood preservation, revitalization and growth. Maintain existing single-family zoning and discourage expansion of additional commercial activity in low-density residential areas."

SECTION 6.1 - "Preserve the character of residential neighborhoods."

SECTION 6.2 - "Preserving and enhancing quality-of-life in Stamford's neighborhoods is an overarching theme of this Master Plan."

Preserve, protect and enhance neighborhood character and quality-of-life is mentioned over and over in the MP. This change will surely change and disrupt the **neighborhood character and quality-of-life** in our R-10 low-density residential neighborhoods not to mention the additional traffic it will cause.

I urge the Board to reject both of Ahuja Holdings LLC's applications.

Sincerely,
Mary Buonsante-Henock
44 Talmadge Lane
Stamford, CT 06905

Mark S. Lebow
52 Terrace Avenue
Stamford, CT 06905
203-323-8185

August 1, 2017

Ms. Theresa Dell, Chairwoman
Stamford Planning Board
888 Washington Blvd.
Stamford, CT 06901

Via Email to: tdell@stamfordct.gov

Dear Madam Chair,

I am writing to strongly oppose Ahuja Holdings LLC's Application 217-14 (for "text changes" to Stamford's Zoning Regulations) and Application 217-15 (for a 7,000-square-foot medical clinic in a single-family R-10 zone). I understand that this application is scheduled to be heard by the Planning Board on August 8, 2017.

In addition to the overly-ambitious, far-reaching text changes (which will adversely affect nearly every single-family zone in Stamford), the proposed medical clinic is too intense for the surrounding single-family homes on Donata Lane, Vine Place, and Saxon Court (the latter two are cul-de-sacs). The proposed driveway on Donata Lane will cause an unacceptable increase in traffic (up to 30 cars per hour, according to the applicant). And the proposed traffic light will cause increased congestion not only on Donata Lane, but also on High Ridge Road and Bradley Place.

These factors all contribute to the decay of the quality of life in our city. I direct you to the article in yesterday's (on line) or today's (in print) article in The Advocate regarding the new "Quality of Life" patrol this past weekend at Cummings Beach. Why should such a patrol even be necessary?

We must slow the (over) development of our city before we end up falling like many other great "civilizations". The Roman Empire comes to mind...crippling taxation, over-expansion, government corruption and the loss of traditional values to name a few.

For these reasons, I urge the Board to reject both of Ahuja Holdings LLC's applications.

Respectfully,

Mark S. Lebow

ZB APPLICATION NOS. 217-14 & 217-15

AHUJA HOLDINGS, LLC
831-833 HIGH RIDGE ROAD

TEXT CHANGE
SPECIAL EXCEPTION AND SITE & ARCHITECTURAL PLANS

OPPOSITION FORM LETTERS
(With additional comments)

RECEIVED AS OF AUGUST 7, 2017

From: Deborah Hirsch <debhirsch@optonline.net>
Date: July 29, 2017 at 9:10:43 AM EDT
To: zoning bd teresa dell <tdell@stamfordct.gov>, paul longo <paullongo@optonline.net>
Subject: Ahuja's Text Change Plans
Reply-To: <debhirsch@optonline.net>

Ms. Theresa Dell, Chairwoman
Stamford Planning Board
888 Washington Blvd.
Stamford, CT 06901
Email: tdell@stamfordct.gov

July 29, 2017

Dear Madam Chair,

I am writing to strongly oppose Ahuja Holdings LLC's Application 217-14 (for "text changes" to Stamford's Zoning Regulations) and Application 217-15 (for a 7,000-square-foot medical clinic in a single-family R-10 zone). I understand that this application is scheduled to be heard by the Planning Board on August 8, 2017.

In addition to the overly-ambitious, far-reaching text changes (which will adversely affect nearly every single-family zone in Stamford), the proposed medical clinic is too intense for the surrounding single-family homes on Donata Lane, Vine Place, and Saxon Court (the latter two are cul-de-sacs). The proposed driveway on Donata Lane will cause an unacceptable increase in traffic (up to 30 cars per hour, according to the applicant). And the proposed traffic light will cause increased congestion not only on Donata Lane, but also on High Ridge Road and Bradley Place.

I also opposed the text changes that allowed the synagogue to be built on High Ridge Rd. where the former TOR Library was. It's now in my backyard. Many of the zoning regulations allowed for the special exception have been ignored, with absolutely no comment or action by the zoning enforcement officer.

More ominously, I recently became aware that Dr. Ajay Ahuja—the founder and part-owner of Ahuja Holdings—was fined \$200,000 by the United States Drug Enforcement Administration for 23 alleged violations of the Controlled Substances Act. That investigation revealed that Dr. Ahuja allegedly could not account for over 5,000 doses of Xanax; that Dr. Ahuja allegedly supplied controlled drugs to family members (including his son, Nicholas—another principal of Ahuja Holdings); and that Dr. Ahuja allegedly prescribed Suboxone to drug-addicted patients without the proper board certification for addiction medicine. I am therefore concerned that Dr. Ahuja's new clinic will be managed with the same "gross negligence, even reckless conduct" that was noted by federal Judge Janet Hall, greatly amplifying the scourge of illicit drugs in our community.

For all of these reasons, I urge the Board to reject both of Ahuja Holdings LLC's applications. Please let us take Stamford back for the residents, not the developers.

Sincerely,

Deborah Hirsch
33 Hartswood Rd.
Stamford, CT 06905

Deborah Hirsch
debhirsch@optonline.net
<http://hotmedfax.blogspot.com>
[@crazychikwriter](#)

From: DEBORAH BILLINGTON <dbillington@mac.com>

Date: July 29, 2017 at 7:11:26 AM EDT

To: <tdell@stamfordct.gov>

Subject: **Oppose Ahuja Holdings LLC's Application 217-14 (for "text changes" to Stamford's Zoning Regulations) and Application 217-15 (for a 7,000-square-foot medical clinic in a single-family R-10 zone)**

Dear Madam Chair,

I am writing to strongly oppose Ahuja Holdings LLC's Application 217-14 (for "text changes" to Stamford's Zoning Regulations) and Application 217-15 (for a 7,000-square-foot medical clinic in a single-family R-10 zone). I understand that this application is scheduled to be heard by the Planning Board on August 8, 2017.

In addition to the overly-ambitious, far-reaching text changes (which will adversely affect nearly every single-family zone in Stamford), the proposed medical clinic is too intense for the surrounding single-family homes on Donata Lane, Vine Place, and Saxon Court (the latter two are cul-de-sacs). The proposed driveway on Donata Lane will cause an unacceptable increase in traffic (up to 30 cars per hour, according to the applicant). And the proposed traffic light will cause increased congestion not only on Donata Lane, but also on High Ridge Road and Bradley Place.

More ominously, I recently became aware that Dr. Ajay Ahuja—the founder and part-owner of Ahuja Holdings—was fined \$200,000 by the United States Drug Enforcement Administration for 23 alleged violations of the Controlled Substances Act. That investigation revealed that Dr. Ahuja allegedly could not account for over 5,000 doses of Xanax; that Dr. Ahuja allegedly supplied controlled drugs to family members (including his son, Nicholas—another principal of Ahuja Holdings); and that Dr. Ahuja allegedly prescribed Suboxone to drug-addicted patients without the proper board certification for addiction medicine. I am therefore concerned that Dr. Ahuja's new clinic will be managed with the same "gross negligence, even reckless conduct" that was noted by federal Judge Janet Hall, greatly amplifying the scourge of illicit drugs in our community.

For all of these reasons, I urge the Board to reject both of Ahuja Holdings LLC's applications.

Deborah Billington
101 Givens Avenue, Unit A
Stamford, CT 06902
203 323-2659

From: angelo gargagliano <agargagliano@gmail.com>
Date: July 28, 2017 at 11:31:10 PM EDT
To: <Tdell@stamfordct.gov>
Subject: Proposed zoning changes

Ms. Theresa Dell, Chairwoman
Stamford Planning Board
888 Washington Blvd.
Stamford, CT 06901
Email: tdell@stamfordct.gov

July 25, 2017

Dear Madam Chair,

I am writing to strongly oppose Ahuja Holdings LLC's Application 217-14 (for "text changes" to Stamford's Zoning Regulations) and Application 217-15 (for a 7,000-square-foot medical clinic in a single-family R-10 zone). I understand that this application is scheduled to be heard by the Planning Board on August 8, 2017.

In addition to the overly-ambitious, far-reaching text changes (which will adversely affect nearly every single-family zone in Stamford), the proposed medical clinic is too intense for the surrounding single-family homes on Donata Lane, Vine Place, and Saxon Court (the latter two are cul-de-sacs). The proposed driveway on Donata Lane will cause an unacceptable increase in traffic (up to 30 cars per hour, according to the applicant). And the proposed traffic light will cause increased congestion not only on Donata Lane, but also on High Ridge Road and Bradley Place.

More ominously, I recently became aware that Dr. Ajay Ahuja—the founder and part-owner of Ahuja Holdings—was fined \$200,000 by the United States Drug Enforcement Administration for 23 alleged violations of the Controlled Substances Act. That investigation revealed that Dr. Ahuja allegedly could not account for over 5,000 doses of Xanax; that Dr. Ahuja allegedly supplied controlled drugs to family members (including his son, Nicholas—another principal of Ahuja Holdings); and that Dr. Ahuja allegedly prescribed Suboxone to drug-addicted patients without the proper board certification for addiction medicine. I am therefore concerned that Dr. Ahuja's new clinic will be managed with the same "gross negligence, even reckless conduct" that was noted by federal Judge Janet Hall, greatly amplifying the scourge of illicit drugs in our community.

For all of these reasons, I urge the Board to reject both of Ahuja Holdings LLC's applications.

Sincerely,
Angelo Gargagliano
16 Lewis Road
Stamford, CT 06905

From: Sandra Vargas <svarg214@hotmail.com>
Date: July 31, 2017 at 10:05:05 AM EDT
To: "tdell@stamfordct.gov" <tdell@stamfordct.gov>

Subject: Please

Ms. Theresa Dell, Chairwoman
Stamford Planning Board
888 Washington Blvd.
Stamford, CT 06901

7/31/2017

Dear Madam Chair,

I am writing to strongly oppose Ahuja Holdings LLC's Application 217-14 (for "text changes" to Stamford's Zoning Regulations) and Application 217-15 (for a 7,000-square-foot medical clinic in a single-family R-10 zone). I understand that this application is scheduled to be heard by the Planning Board on August 8, 2017.

In addition to the overly-ambitious, far-reaching text changes (which will adversely affect nearly every single-family zone in Stamford), the proposed medical clinic is too intense for the surrounding single-family homes on Donata Lane, Vine Place, and Saxon Court (the latter two are cul-de-sacs). The proposed driveway on Donata Lane will cause an unacceptable increase in traffic (up to 30 cars per hour, according to the applicant). And the proposed traffic light will cause increased congestion not only on Donata Lane, but also on High Ridge Road and Bradley Place.

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For all of these reasons, I urge the Board to reject both of Ahuja Holdings LLC's applications.

Sincerely,
Sandra Vargas
252 Sun Dance Rd
Stamford, CT 06905

From: Yelena Klompus <klompus@hotmail.com>
Date: July 31, 2017 at 1:29:03 PM EDT
To: "tdell@stamfordct.gov" <tdell@stamfordct.gov>
Subject: Strongly oppose Ahuja Holdings LLC's Application 217-14

Ms. Theresa Dell, Chairwoman
Stamford Planning Board
888 Washington Blvd.
Stamford, CT 06901
Email: tdell@stamfordct.gov

7/31/2017

Dear Madam Chair,

I am writing to strongly oppose Ahuja Holdings LLC's Application 217-14 (for "text changes" to Stamford's Zoning Regulations) and Application 217-15 (for a 7,000-square-foot medical clinic in a single-family R-10 zone). I understand that this application is scheduled to be heard by the Planning Board on August 8, 2017.

In addition to the overly-ambitious, far-reaching text changes (which will adversely affect nearly every single-family zone in Stamford), the proposed medical clinic is too intense for the surrounding single-family homes on Donata Lane, Vine Place, and Saxon Court (the latter two are cul-de-sacs). The proposed driveway on Donata Lane will cause an unacceptable increase in traffic (up to 30 cars per hour, according to the applicant). And the proposed traffic light will cause increased congestion not only on Donata Lane, but also on High Ridge Road and Bradley Place.

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For all of these reasons, I urge the Board to reject both of Ahuja Holdings LLC's applications.

Sincerely,
Yelena Klompus
671 High Ridge Rd
Stamford, CT 06905

From: Gina Barroso <barroso.gina@gmail.com>
Date: July 31, 2017 at 3:51:34 PM EDT
To: Theresa Dell <tdell@stamfordct.gov>
Subject: oppose Ahuja Holdings LLC's Application 217-14

Ms. Theresa Dell, Chairwoman
Stamford Planning Board
888 Washington Blvd.
Stamford, CT 06901

7/31/17

Dear Madam Chair,

I am writing to strongly oppose Ahuja Holdings LLC's Application 217-14 (for "text changes" to Stamford's Zoning Regulations) and Application 217-15 (for a 7,000-square-foot medical clinic in a single-family R-10 zone). I understand that this application is scheduled to be heard by the Planning Board on August 8, 2017.

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For all of these reasons, I urge the Board to reject both of Ahuja Holdings LLC's applications.

Sincerely,
Gina Barroso
18 Talmadge Lane
Stamford, CT 06905

From: Laura Spanakos <lspanakos@aol.com>
Date: July 31, 2017 at 3:31:22 PM EDT
To: <tdell@stamfordct.gov>
Cc: <mquinones@stamfordct.gov>, <skolenberg@stamfordct.gov>
Subject: **Opposition to Ahuja Application 217-14**

Ms. Theresa Dell, Chairwoman
Stamford Planning Board
888 Washington Blvd.
Stamford, CT 06901
Email: tdell@stamfordct.gov

7/31/2017

Dear Madam Chair,

I am writing to strongly oppose Ahuja Holdings LLC's Application 217-14 (for "text changes" to Stamford's Zoning Regulations) and Application 217-15 (for a 7,000-square-foot medical clinic in a single-family R-10 zone). I understand that this application is scheduled to be heard by the Planning Board on August 8, 2017.

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For all of these reasons, I urge the Board to reject both of Ahuja Holdings LLC's applications.

Sincerely,
Laura Spanakos
685 High Ridge Road
Stamford, CT 06905

From: Marisa L Rosa-Donch <rissyris16@icloud.com>
Date: July 31, 2017 at 5:42:20 PM EDT
To: <TDell@StamfordCT.gov>
Subject: Ahuja Holdings LLC's Application 217-14

Ms. Theresa Dell, Chairwoman
Stamford Planning Board
888 Washington Blvd.
Stamford, CT 06901
Email: tdell@stamfordct.gov

7/31/2017

Dear Madam Chair,

I am writing to strongly oppose Ahuja Holdings LLC's Application 217-14 (for "text changes" to Stamford's Zoning Regulations) and Application 217-15 (for a 7,000-square-foot medical clinic in a single-family R-10 zone). I understand that this application is scheduled to be heard by the Planning Board on August 8, 2017.

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For all of these reasons, I urge the Board to reject both of Ahuja Holdings LLC's applications.

Sincerely,
Marisa Donch
688 High Ridge Rd

Stamford, CT 06905

From: Tom <midnight4619@gmail.com>

Date: July 31, 2017 at 7:49:22 PM EDT

To: <tdell@stamfordct.gov>

Subject: Fwd: Strongly oppose Ahuja Holdings LLC's Application 217-14

Ms. Theresa Dell, Chairwoman
Stamford Planning Board
888 Washington Blvd.
Stamford, CT 06901
Email: tdell@stamfordct.gov

July 31, 2017

Dear Madam Chair,

The Ahuja Family has been violating Single family zoning laws for years.

Even when the city found and notified them of violations they went right back and continue to violate.

I am writing to strongly oppose Ahuja Holdings LLC's Application 217-14 (for "text changes" to Stamford's Zoning Regulations) and Application 217-15 (for a 7,000-square-foot medical clinic in a single-family R-10 zone). I understand that this application is scheduled to be heard by the Planning Board on August 8, 2017.

In addition to the overly-ambitious, far-reaching text changes (which will adversely affect nearly every single-family zone in Stamford), the proposed medical clinic is too intense for the surrounding single-family homes on Donata Lane, Vine Place, and Saxon Court (the latter two are cul-de-sacs). The proposed driveway on Donata Lane will cause an unacceptable increase in traffic (up to 30 cars per hour, according to the applicant). And the proposed traffic light will cause increased congestion not only on Donata Lane, but also on High Ridge Road and Bradley Place.

More ominously, I recently became aware that Dr. Ajay Ahuja—the founder and part-owner of Ahuja Holdings—was fined \$200,000 by the United States Drug Enforcement Administration for 23 alleged violations of the Controlled Substances Act. That investigation revealed that Dr. Ahuja allegedly could not account for over 5,000 doses of Xanax; that Dr. Ahuja allegedly supplied controlled drugs to family members (including his son, Nicholas—another principal of Ahuja Holdings); and that Dr. Ahuja allegedly prescribed Suboxone to drug-addicted patients without the proper board certification for addiction medicine. I am therefore concerned that Dr. Ahuja's new clinic will be managed with the same "gross negligence, even reckless conduct" that was noted by federal Judge Janet Hall, greatly amplifying the scourge of illicit drugs in our community.

For all of these reasons, I urge the Board to reject both of Ahuja Holdings LLC's applications.

Sincerely,
Thomas J. Finn, Sr.
678 High Ridge Road
Stamford, CT 06905

From: joseph dinardo <jo001di@yahoo.com>
Date: July 31, 2017 at 7:30:47 PM EDT
To: "tdell@stamfordct.gov" <tdell@stamfordct.gov>
Subject: Dr. Ahuja clinic
Reply-To: joseph dinardo <jo001di@yahoo.com>

Ms. Theresa Dell, Chairwoman
Stamford Planning Board
888 Washington Blvd.
Stamford, CT 06901

07/31/2017

Dear Madam Chair,

I am writing to strongly oppose Ahuja Holdings LLC's Application 217-14 (for "text changes" to Stamford's Zoning Regulations) and Application 217-15 (for a 7,000-square-foot medical clinic in a single-family R-10 zone). I understand that this application is scheduled to be heard by the Planning Board on August 8, 2017.

In addition to the overly-ambitious, far-reaching text changes (which will adversely affect nearly every single-family zone in Stamford), the proposed medical clinic is too intense for the surrounding single-family homes on Donata Lane, Vine Place, and Saxon Court (the latter two are cul-de-sacs). The proposed driveway on Donata Lane will cause an unacceptable increase in traffic (up to 30 cars per hour, according to the applicant). And the proposed traffic light will cause increased congestion not only on Donata Lane, but also on High Ridge Road and Bradley Place.

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For all of these reasons, I urge the Board to reject both of Ahuja Holdings LLC's applications. I have lived in this area for 40 years and it seems that business have a higher priority than us. I wish that the City starts listening to its residents and take into account the traffic and the home values that will be affected by this.

This is a residential area where most of us had our kids and grew up. Businesses should apply for this where it is permissible; not in our backyard.

Sincerely,
Joseph Di Nardo
25 Shadow Ridge Rd
Stamford, CT 06905

From: mike Franzetti <franzetti2015@gmail.com>
Date: August 1, 2017 at 1:17:44 PM EDT
To: <tdell@stamfordct.gov>
Subject: Opposition to Ahuja Holdings LLC's Applications

Ms. Theresa Dell, Chairwoman
Stamford Planning Board
888 Washington Blvd.
Stamford, CT 06901
Email: tdell@stamfordct.gov

August 8th, 2017

Dear Madam Chair,

I am writing to strongly oppose Ahuja Holdings LLC's Application 217-14 (for "text changes" to Stamford's Zoning Regulations) and Application 217-15 (for a 7,000-square-foot medical clinic in a single-family R-10 zone). I understand that this application is scheduled to be heard by the Planning Board on August 8, 2017.

In addition to the overly-ambitious, far-reaching text changes (which will adversely affect nearly every single-family zone in Stamford), the proposed medical clinic is too intense for the surrounding single-family homes on Donata Lane, Vine Place, and Saxon Court (the latter two are cul-de-sacs). The proposed driveway on Donata Lane will cause an unacceptable increase in traffic (up to 30 cars per hour, according to the applicant). And the proposed traffic light will cause increased congestion not only on Donata Lane, but also on High Ridge Road and Bradley Place.

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For all of these reasons, I urge the Board to reject both of Ahuja Holdings LLC's applications.

Sincerely,

Michael Franzetti
24 Donata Lane
Stamford, CT 06905

Ms. Theresa Dell, Chairwoman
Stamford Planning Board
888 Washington Blvd.
Stamford, CT 06901

August 3, 2017

Dear Madam Chair,

I am writing to strongly oppose Ahuja Holdings LLC's Application 217-14 (for "text changes" to Stamford's Zoning Regulations) and Application 217-15 (for a 7,000-square-foot medical clinic in a single-family R-10 zone). I understand that this application is scheduled to be heard by the Planning Board on August 8, 2017.

In addition to the overly-ambitious, far-reaching text changes (which will adversely affect nearly every single-family zone in Stamford), the proposed medical clinic is too intense for the surrounding single-family homes on Donata Lane, Vine Place, and Saxon Court (the latter two are cul-de-sacs). The proposed driveway on Donata Lane will cause an unacceptable increase in traffic (up to 30 cars per hour, according to the applicant). And the proposed traffic light will cause increased congestion not only on Donata Lane, but also on High Ridge Road and Bradley Place.

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For all of these reasons, I urge the Board to reject both of Ahuja Holdings LLC's applications.

Sincerely,

Lorraine & Richard A Smith
49 Vine Place
Stamford CT 06905

From: Paul Longo <paullongo@optonline.net>

Date: August 6, 2017 at 6:45:30 PM EDT

To: Theresa Dell <tdell@stamfordct.gov>

Subject: Please reject Ahuja Holdings LLC's Application 217-14 & 217-15

Ms. Theresa Dell, Chairwoman
Stamford Planning Board
888 Washington Blvd.
Stamford, CT 06901
Email: tdell@stamfordct.gov

August 6, 2017

Dear Madam Chair,

I am writing to strongly oppose Ahuja Holdings LLC's Application 217-14 (for "text changes" to Stamford's Zoning Regulations) and Application 217-15 (for a 7,000-square-foot medical clinic in a single-family R-10 zone). I understand that this application is scheduled to be heard by the Planning Board on August 8, 2017.

In addition to the overly-ambitious, far-reaching text changes (which will adversely affect nearly every single-family zone in Stamford), the proposed medical clinic is too intense for the surrounding single-family homes on Donata Lane, Vine Place, and Saxon Court (the latter two are cul-de-sacs). The proposed driveway on Donata Lane will cause an unacceptable increase in traffic (up to 30 cars per hour, according to the applicant). And the proposed traffic light will cause increased congestion not only on Donata Lane, but also on High Ridge Road and Bradley Place.

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For all of these reasons, I urge the Board to reject both of Ahuja Holdings LLC's applications.

Sincerely,
Paul A. Longo
76 Bradley Place
Stamford, CT 06905

From: Jessica Ferris <jessicajunetta@yahoo.com>
Date: August 7, 2017 at 9:05:35 AM EDT
To: "tdell@stamfordct.gov" <tdell@stamfordct.gov>
Subject: Ahuja Holdings LLC's Application 217-14 (Oppose)
Reply-To: Jessica Ferris <jessicajunetta@yahoo.com>

Ms. Theresa Dell, Chairwoman
Stamford Planning Board
888 Washington Blvd.
Stamford, CT 06901
Email: tdell@stamfordct.gov

August 8, 2017

Dear Madam Chair,

I am writing to strongly oppose Ahuja Holdings LLC's Application 217-14 (for "text changes" to Stamford's Zoning Regulations) and Application 217-15 (for a 7,000-square-foot medical clinic in a single-family R-10 zone). I understand that this application is scheduled to be heard by the Planning Board on August 8, 2017.

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For all of these reasons, I urge the Board to reject both of Ahuja Holdings LLC's applications.

Sincerely,
Jessica
Saxon Court
Stamford, CT 06905

From: Kathleen <ckslvela@gmail.com>
Date: August 7, 2017 at 1:14:12 PM EDT
To: <tdell@stamfordct.gov>
Subject: Ahuja

Ms. Theresa Dell, Chairwoman
Stamford Planning Board
888 Washington Blvd.
Stamford, CT 06901

August 7, 2017

Dear Madam Chair,

We are writing to strongly oppose Ahuja Holdings LLC's Application 217-14 (for "text changes" to Stamford's Zoning Regulations) and Application 217-15 (for a 7,000-square-foot medical clinic in a single-family R-10 zone). We understand that this application is scheduled to be heard by the Planning Board on August 8, 2017.

In addition to the overly-ambitious, far-reaching text changes (which will adversely affect nearly every single-family zone in Stamford), the proposed medical clinic is too intense for the surrounding single-family homes on Donata Lane, Vine Place, and Saxon Court (the latter two are cul-de-sacs). The proposed driveway on Donata Lane will cause an unacceptable increase in traffic (up to 30 cars per hour, according to the applicant). And the proposed traffic light will cause increased congestion not only on Donata Lane, but also on High Ridge Road and Bradley Place.

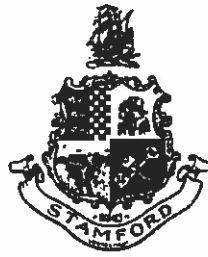
More ominously, we recently became aware that Dr. Ajay Ahuja—the founder and part-owner of Ahuja Holdings—was fined \$200,000 by the United States Drug Enforcement Administration for 23 alleged violations of the Controlled Substances Act. That investigation revealed that Dr. Ahuja allegedly could not account for over 5,000 doses of Xanax; that Dr. Ahuja allegedly supplied controlled drugs to family members (including his son, Nicholas—another principal of Ahuja Holdings); and that Dr. Ahuja allegedly prescribed Suboxone to drug-addicted patients without the proper board certification for addiction medicine. We are therefore concerned that Dr. Ahuja's new clinic will be managed with the same "gross negligence, even reckless conduct" that was noted by federal Judge Janet Hall, greatly amplifying the scourge of illicit drugs in our community.

For all of these reasons, we strongly urge the Board to reject both of Ahuja Holdings LLC's applications.

Sincerely,
Kathleen & Carlos Vela
12 Wilder Road South
Stamford, CT

**DOCUMENTS RECEIVED
AT MEETING**

MAYOR
David R. Martin



Director of Operations
ERNIE ORGERA

Land Use Bureau Chief
Norman F. Cole, AICP

Principal Planner
David W. Woods, Ph.D., AICP

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

June 15, 2016

Ms. Claire Friedlander, Chair
Zoning Board of Appeals
City of Stamford
888 Washington Boulevard
Stamford, CT 06904

RE: ZBA APPLICATION #047-16 - 831 & 833 HIGH RIDGE ROAD

Dear Ms. Friedlander:

At its meeting on June 14, 2016, the Planning Board reviewed the above captioned application referred in accordance with the provisions of the Stamford Zoning Regulations. The Planning Board unanimously recommended approval of ZBA Application #047-16 with the suggestion that if approved, no more than ten (10) exam rooms be allowed. It is the opinion of the Board that the proposed application is in keeping with the character of the neighborhood and finds these requests are consistent with the 2015 Master Plan Category #2 (Residential - Low Density Single Family).

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac

Report by: J. Lockaby Checked by: R. Pothering Recommended by: <i>Barbara B. Riccozzi</i> <small>P.E. 2016.11.07 09:40:39-0500'</small>	Date: 10/16 Date: 10/16	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION OFFICE OF THE STATE TRAFFIC ADMINISTRATION TRAFFIC INVESTIGATION REPORT	OSTA No.: 135-1512-01 Loc No.: Approved by OSTA
See Previous Traffic Investigation Report No: N/A	City of Stamford Location: Route 137 (High Ridge Road) at Bradley Place and Donata Lane		Date: <i>David A. Sawicki</i> <small>2016.11.22 12:01:01-0500'</small>
Requested by: Veera Karukonda How Requested: Signal Application to OSTA Date: November 20, 2015			Executive Director

Recommendations:

Deny installation of a traffic control signal at the intersection of Route 137 (High Ridge Road) at Bradley Place and Donata Lane in the City of Stamford at this time.

Chief Jonathan Fontneau, the representative for the Local Traffic Authority for the City of Stamford, concurred with the above recommendation on November 3, 2016.

Report of Findings:

Mr. Veera Karukonda, in a letter to the Department of Transportation's Office of the State Traffic Administration, requested that a signal be installed at the intersection of Route 137 (High Ridge Road) at Bradley Place and Donata Lane due to an expected increase in traffic volume along Route 137 and Bradley Place.

Existing Conditions:

- Route 137 is a four-lane highway traveling in a north/south direction. Bradley Place intersects Route 137 from the west and Donata Lane intersects Route 137 from the east approximately 85 feet north of Bradley Place, creating an offset intersection.
- The posted speed limit on Route 137 is 35 mph, and the 85th percentile speed is approximately 41 mph in both directions.
- The 2015 average daily traffic on Route 137 was 27,300 vehicles per day.
- The posted speed limit on Bradley Place is 25 mph. Average daily traffic was measured to be 1,224 vehicles per day in March 2016.
- Donata Lane has no posted speed limit. Average daily traffic data was not collected for this approach.
- Left turn lanes exist for vehicles turning left from Route 137 onto Bradley Place and Donata Lane.
- Stop signs control the Bradley Place and Donata Lane approaches to Route 137.
- The intersection is illuminated.

Crash History Analysis

A review of the Department's latest available three-year crash history from January 1, 2013 to December 31, 2015 revealed a total of six crashes.

- One crash involved a vehicle turning left onto Route 137 from Bradley Place.
- One crash involved a vehicle making a U-turn and colliding with another vehicle on Route 137.
- There were no patterns among the six crashes.

Based on previous safety studies, the installation of the proposed traffic control signal would be expected to increase the number of rear-end crashes.

Traffic Signal Warrant Analysis

The 85th percentile speed along Route 137 is above 40 mph, therefore the 70% volume factor was applied to Warrant No. 1--Eight-Hour Vehicular Volume criteria.

A single lane approach for Bradley Place was utilized.

Based on traffic volume counts performed in March 2016 at the subject location:

- Warrant No.1—Condition A—Minimum Vehicular Volume was not satisfied
- Warrant No. 1—Condition B-- Interruption of Continuous Traffic is satisfied
- Warrant No. 7—Crash Experience was not satisfied as it did not meet two of the three required criteria.

Conclusions and Recommendations

Although one traffic signal warrant is satisfied for the intersection of Route 137 (High Ridge Road) at Bradley Place and Donata Lane, satisfaction of a traffic signal warrant does not, in itself, require the installation of a traffic control signal. While the "Interruption of Continuous Traffic" condition is satisfied under the 8-hour vehicular volume warrant, there are similar unsignalized intersections along Route 137, suggesting there may not be an apparent interruption of Route 137 continuous traffic for many of the side streets and drives. In addition, the existing traffic signals along Route 137 in the subject area are coordinated and may provide gaps in the traffic traveling on Route 137 that would allow vehicles to exit Bradley Place and Donata Lane. The physical offset distance between Bradley Place and Donata Lane would require split phasing for a proposed traffic signal. Split phasing would result in additional clearance time being required to accommodate each of the side street phases, reducing the amount of green time available for the Route 137 movements. This would create additional delay and disruption in traffic operations along Route 137. Based on the above, it is recommended that a traffic control signal not be installed at this time.

CITY OF STAMFORD

MAYOR
DAVID MARTIN
DIRECTOR OF OPERATIONS
ERNIE ORGERA
Email: eorgera@stamford.ct.us



Transportation Bureau Chief
JOSHUA BENSON, AICP
Email: jbenson@stamford.ct.us

OFFICE OF OPERATIONS TRANSPORTATION, TRAFFIC & PARKING --- *INTEROFFICE MEMORANDUM* ---

TO: Zoning Board of Appeals

FROM: Mani Poola, Traffic Engineer *MSB*

DATE: June 16, 2016

RE: 831-833 High Ridge Road Development

In reviewing Zoning Board of Appeals Application # 047-16, the Transportation Bureau has discussed the proposed project with the applicant, Mr. Nicholas Ahuja, representing Ahuja Holdings, LLC in a series of meetings and a recent phone call. The Transportation bureau has recommended and Mr. Nicholas Ahuja has agreed to a contribution of \$150,000 toward signalization of the Bradley Place at High Ridge Road intersection as well as other improvements to facilitate and enhance pedestrian & traffic safety in the vicinity of the proposed development. Ahuja Holdings, LLC has agreed to provide this contribution to the city at the time of issuance of the Building Permit, irrespective of the time of installation of a traffic signal at this location, prior to approval of this application or issuance of building permit for the development at this location.

We also recommend that the developer install concrete wheel stops in the ten spaces along the main sidewalk to the building at their cost. Additionally, the Transportation Department will require that the developer install sidewalks on High Ridge Road for the entire property length at their cost, approved by the City Engineer's office.

Improvements to be implemented by the developer and by the City in the vicinity of the development will benefit the general public with enhanced traffic operations operation and safety. The recommended and required contributions and actions will specifically benefit pedestrians and school children traversing in the vicinity. The implementation of various pedestrian and traffic safety improvements will meet and address some of the long term goals of the City outlined in the High Ridge Road & Long Ridge Road corridor Study of June 2015.

Thank you,

cc: L. Casolo, M. Judge, E. Provonsha, M. Poola, D. Woods

**DOCUMENTS RECEIVED
POST MEETING**

From: Edeltrud Coll <edeltrud27@outlook.com>

Sent: Wednesday, August 9, 2017 12:59 PM

To: Hank Cuthbertson; Intervale TOR; 180 Peter Licopantis; 180 Fred Rickinson; Marcia Wright; 180 George Shepherd; 180 Peter Callahan

Cc: Dell Theresa

Subject: August 8. 2017 Meeting at Government Center

Agenda: Zoning Change for Life Fitness at HR Office Park and the Dr. Ajay Ahuja Property on High Ridge Road.

Amazing how ten reasonably intelligent people can contemplate and have the power, with one stroke of the pen, to negate on the City's Master Plan promise (or is it law ?) to protect and enhance the Riverturn residential community.

Curious about the Red Light District in Amsterdam?

No need to travel, just look at the gaudily lit house on 827 High Ridge Road.

Contact me if you like me to read your palms.

Adela

From: Edeltrud Coll <edeltrud27@outlook.com>

Date: August 11, 2017 at 6:38:44 PM EDT

To: "Hank Cuthbertson" <hankcuth@hotmail.com>, Intervale TOR <itv.tor.actiongroup@gmail.com>, 180 Peter Licopantis <pglydl3@optonline.net>, "180 Fred Rickinson" <frickinson5@hotmail.com>, Marcia Wright <marciawright64@gmail.com>, 180 George Shepherd <gwshepherd@sbcglobal.net>, 180 Peter Callahan <pmandm1@aol.com>

Cc: Dell Theresa <tdell@stamfordct.gov>

Subject: Re: August 8. 2017 Meeting at Government Center

Let me be more specific.

The house #827 on High Ridge Road, property of Dr. Ajay Ahuja, lit up like a lure at all hours as in the Red Light District of Amsterdam, is the business of a Psychic. How could such a business license be issued? Give Dr. Ahuja the requested Zoning change and there is no telling what or who will be our next neighbors.

I love free enterprise as much as the next person - but there are limits.

Edeltrud Adela Coll

PLANNING BOARD MEETING

AUGUST 8, 2017

ZB APPLICATION #217-30

**RMS COLONIAL ROAD, LLC
159 COLONIAL ROAD**

ATTACHMENT #5
Staff Report



STAFF REPORT

TO: CITY OF STAMFORD PLANNING BOARD
FROM: DAVID W. WOODS, PhD, AICP, PRINCIPAL PLANNER
SUBJECT: ZB APPLICATION #217-30 - RMS COLONIAL ROAD, LLC -- SITE & ARCHITECTURAL PLANS AND/OR REQUESTED USES AND SPECIAL EXCEPTION
ADDRESS: 159 COLONIAL ROAD
DATE: August 8, 2017

MASTER PLAN: CATEGORY NO. 3: Residential – Low Density Multifamily
ZONE: RM-1 zoning district

Highlights

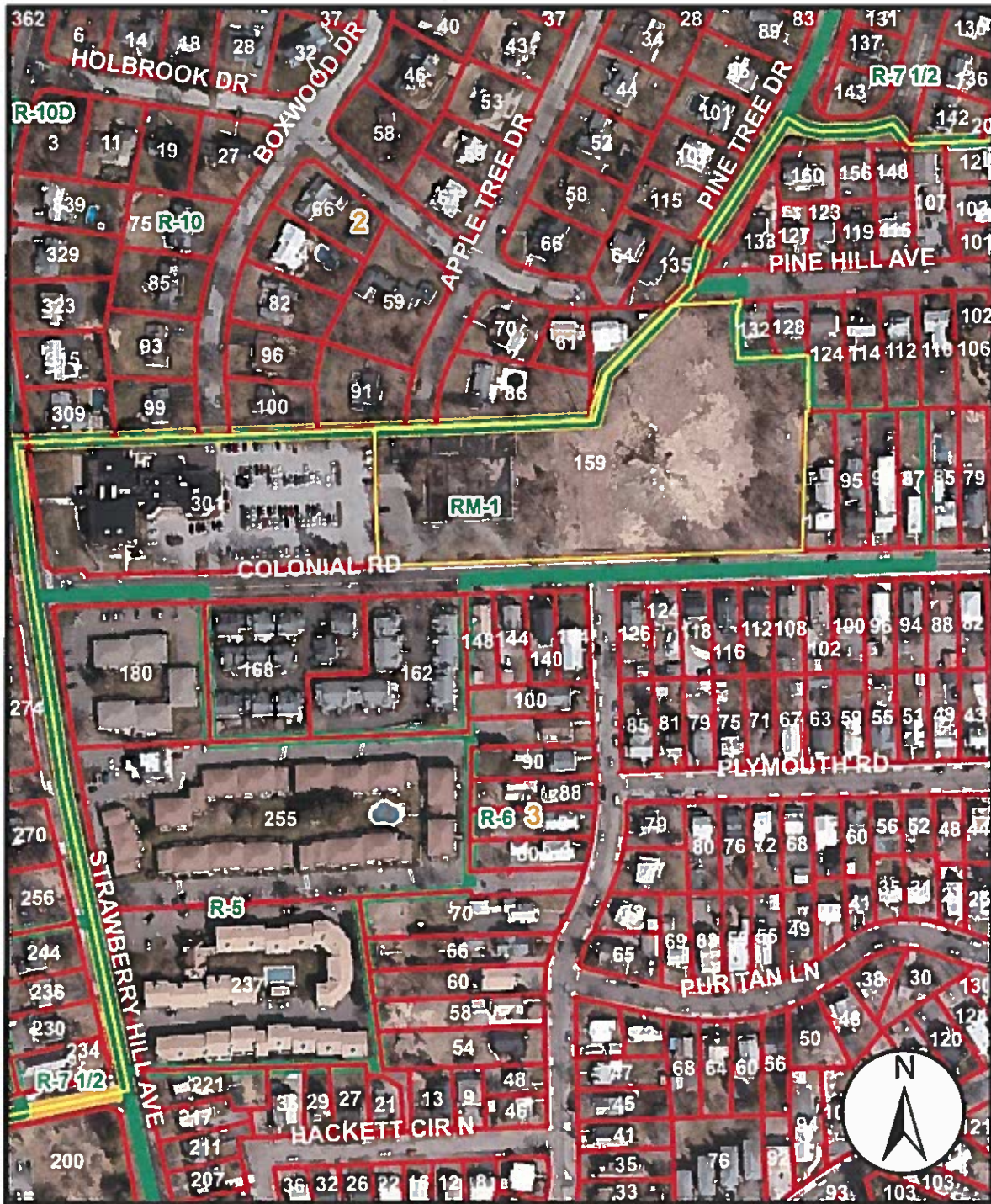
The Applicant, RMS Colonial, LLC is proposing to construct twenty-five (25) single-family detached homes, thirty-seven (37) town- houses and twenty-nine (29) visitor parking spaces on ±4.5 acres of property. Site amenities include a community building with a lounge, exercise room and outdoor pool & patio. Property is within the RM-1 zoning district.

Existing conditions

The property in question is a 4.5 +/- acre site adjacent to Congregation Agudath Shalom to the west. To the north are single family homes in an R-10 zoning district and Master Plan Category No. 2: Residential-Low Density Single Family. The area encompassing the site and areas to the west, east and south fall within Master Plan Category No. 3: Residential-Low Density Multi-Family and RM-1 and R-6 zoning districts. The lots to the east contain multi-family residential buildings. The area to the south comprises of several multi-family buildings including the Colonial Court, Colonial Manor and Manor North condominiums on large parcels and multi-family and duplex buildings on smaller lots.

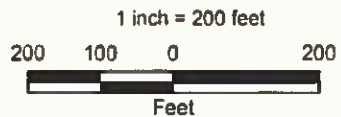
The site is currently mostly vacant and overgrown. Close to the Agudath Shalom parking lot is a now vacant, boarded up former pre-school. The site has a considerable downward slope, which will require the site to be broken up into an upper and lower tier with two separate access points on Colonial Road, as well as building an eight foot retaining wall between the two sections.

ZB APPLICATION #217-30 - RMS COLONIAL ROAD, LLC -- SITE & ARCHITECTURAL PLANS AND/OR REQUESTED USES AND SPECIAL EXCEPTION



ZB Application #217-30
159 Colonial Road

Date: 7/31/2017



Special Exception Requests

The applicant is requesting three Special Exception approvals:

1. Pursuant to Section 7-G of the Zoning Regulations to permit walls greater than 6' in height within side or front setback areas.

While most of the walls within setback areas fall below the 6' height limitation, proposed fall protection features (railings/fencing) atop the walls bring the overall height above 6' in several areas. In most instances, the subject site is on the low side of proposed retaining walls, which serves to ease the grade changes onsite and also minimize the visual impact of proposed buildings to surrounding properties. The largest actual wall height occurs near the property line between buildings 44 and 49 (see the site plan). This wall should have no adverse impact on the adjacent property, which is on the high side of the wall (with protection features appropriately designed and depicted on landscaping plans) where a fence and slope already exist.

2. Pursuant to Section 7.4-C-4, to permit Alternative Methods of Compliance to satisfy the Below Market Rate (BMR) unit requirement. As detailed in the Zoning Data chart on sheet S.1.2 of the architectural plans, a total of 7.2 BMR units are required. While the exact means of compliance has yet to be determined, the applicant is contemplating, and actively pursuing, potential end-users for a fee-in-lieu payment. Based on 2017 median income level for Stamford that payment would be approximately \$1.49 Million ($\$142,800 \times 145\% \times 7.2$).

With recent changes in Federal funding for low-income housing, affordable housing developers/providers are facing more and more challenges to get their projects financed, constructed, and operational. Assistance from the private sector is becoming increasingly critical to their mission. We hope to have a more detailed plan for use of the funds as we move forward with the development, and assume an appropriate condition of approval can serve as a placeholder until that time.

3. Pursuant to Section 9-E-8 to permit bonus density not to exceed 15 dwelling units per acre. As noted on the Zoning Chart, and further described in item 2 above, the appropriate number of BMR units are being provided.

Issues for consideration

When reviewing this application, the Board should consider the following policies and aspects of the City's Master plan:

- A. **Compatibility with the Stamford Master Plan Definition (Master Plan Category 3, Residential – Low Density Multifamily).** *This category is intended to allow the amenities of multifamily living in a single-family neighborhood setting. The category is intended to provide for and protect single-family dwellings and the least intensive of multifamily*

development (i.e., garden apartments or similar condominium-type units) as well as one- and two-family units on individual lots, and includes such other compatible uses (e.g., schools, houses of worship, clubs, hospitals and institutions) as may be permitted by Special Exception being in general harmony with and supportive of such multifamily neighborhoods. ...A residential density bonus of 50 percent may be allowed by Special Exception, not to exceed a total of 25 units per acre, provided that (1) a substantial number of such bonus units are provided at below-market rates, and/or (2) the units are created in connection with the adaptive reuse of an historic structure.

Staff Comments:

While this parcel clearly is consistent with *definition of Master Plan Category 3*, and has fewer than the 15 unit per acre maximum, from a planning perspective the application:

- Still appears to crowded with too many units crammed together with a dearth of play area for children,
- Little connectivity among the two tiers with little or no pedestrian connectivity, and

B. Compatibility with the Stamford Master Plan Housing Goals and Strategies

2002 Master Plan Social Diversity and Affordable Housing

The Planning Board in adopting the Master Plan in 2002 spent considerable time and effort developing goals, policies and strategies relating to social diversity and affordable housing. The 2002 Plan identified one of Stamford’s strengths as its “diversity of its population,” as well as a major concern facing Stamford as being the need to tackle “the affordable housing program” (2002, 15). These goals, principles and strategies are still relevant today (see below).

The Plan identified five key factors in addressing the affordable housing problem:

1. Building on existing affordable housing initiatives
2. Strive to get neighboring cities and towns in the region to take on their fair share
3. Out-of-scale housing should not be imposed on the neighborhoods in which they are situated
4. New housing developments should ideally enhance and improve neighborhood in which they are sited
5. The participants in the planning process emphasized their concern is not just about *affordable housing per se*, but about *social diversity*.

Some of the key strategies that are still relevant fifteen years later include:

A1.5 Promote the development of a variety of housing types. The purposes are to: (1) create a mix of housing units that includes a significant number of suitable for *families with children*;

(2) promote housing that respect and complement the existing character of the surrounding neighborhoods; (3) maximize the use of cost-effective materials; and (4) promote flexible housing models for the elderly.

A1.9 Pursue a diverse housing policy citywide. Including “foresees purchase of townhouse and other apartment units throughout the city.”

A2.3 Pursue homeownership as well as rental housing. While rental housing is typically more cost effective and better suited to address the needs of lower income households, homeownership is the primary means by which households move up socially, and homeowners are typically more vested in their neighborhood. ...

Stamford Master Plan 2015 Housing Goals and Strategies

The City of Stamford’s Master Plan 2015 validated and furthered the *Social Diversity and Affordable Housing Goals and Strategies*, adopted in the 2002 Master Plan. The 2015 Master Plan’s two main affordable housing goals and strategies specifically Policy 6B: Preserve existing and create new affordable housing and Policy 6C: Encourage development of mixed-income housing.

Housing Goals and Strategies

When Stamford’s last Master Plan was adopted in 2002, it called for *new mixed-income housing development, preservation of the City’s affordable housing stock, the promotion of a variety of housing types and new homeownership and rental housing*. Over the past decade, Stamford has experienced significant growth in market-rate multifamily housing, particularly in the South End [and Downtown]. ... *The City continues to work to ensure that growth and development in Stamford benefits all residents with successful inclusionary zoning and one-for-one assisted housing replacement policies*. As Stamford continues to attract new market-rate multifamily housing, it will be important for the City to maintain its existing housing policies and balance new residential development with preservation of existing neighborhoods.

The City has set forth the following housing goals. Policies and implementation strategies for achieving these goals are outlined below.

- *Preserve the character of residential neighborhoods*
- *Encourage neighborhood revitalization*
- *Maintain affordable housing*
- *Streamline the permitting process*
- *Promote better housing choices for older adults and people with disabilities.*

Policy 6B: Preserve existing and create new affordable housing

6B.4: Strengthen oversight and capacity within City government to promote neighborhood stabilization and enhance management of Stamford's Below Market Rate (BMR) program. Continue to implement the City's successful inclusionary Below Market Rate program to maintain a diverse housing stock and provide continued housing opportunities for low- and moderate-income households.

Policy 6C: Encourage development of mixed-income housing

STAFF DISCUSSION:

Given the Planning Board's long standing affordable housing planning principles, staff has issues and concerns regarding how this application is being proposed, including the following.

- From a planning perspective, this proposal for both fee-in-lieu instead of onsite units and density bonus does not further the affordable housing goals of neither the 2002 Master Plan nor the 2015 Master Plan. The fee-in-lieu alternative is designed for large-scale residential developments close to major transportation facilities, e.g., walking distance to the Stamford Transportation Center. However, given this development proposal is in an established neighborhood, and given that there is a huge shortage of affordable units in particular for families with children, these Special Exceptions insufficiently advance the Master Plan strategy to "maintain a diverse housing stock and provide continued housing opportunities for low- and moderate-income households."
- While it is understandable from a developer's position to propose fee-in-lieu instead of providing the BMR units onsite, given the difference in costs to the developer, it would be seen by the developer as a good deal. That is, using the applicant's numbers fee-in-lieu is "based on 2017 median income level for Stamford, that payment would be approximately **\$1,490,832** ($\$142,800 \times 145\% \times 7.2$); as compared to basing on a conservative sale price of $\$500,000$ per unit $\times 7.2 =$ **\$3,600,000** or a difference of approximately **\$2,109,168**.
- Even though zoning allows for a density of up to 15 units per acre when using the BMR density bonus and the proposed development is at 14 units per acre, the density seems high given the densities in the surrounding areas. From a policy perspective in order to achieve the goals highlighted in the City's Master Plans with regard to affordable housing, a bonus should not be provided for a development project if the units are not provided onsite. While the Regulations are not explicit in the case of BMRs, other bonuses, for example for historic preservation are linked to the site. In particular in a situation where the fee-in-lieu, as outlined above, seems to be quite advantageous to the developer adding an additional bonus seems counter-indicative to stated policy goals. **That is, either provide no fee-in-lieu**

and receive density bonuses, or provide a hybrid of on-site and fee-in-lieu, and to not receive density bonuses.

- Other questions that are problematic to staff include: (1) with 3-bedroom units, clearly children are anticipated, but the play area seems, in particular because there is very little private yard space, very small. In addition, in the current version of the site plan it is tucked away and separated by a driveway from the pool area. (2) Is there enough landscaping for residents and visitors compared to surrounding areas and the suburban character the district attempts to achieve, and (3) what is the pedestrian connectivity given that the applicant proposes an eight foot wall dividing the western portion with the eastern portion?

Staff Recommendation: While the overall concept is appropriate for this neighborhood and this site, given the issues raised above, the Planning Board has a couple of decision options:

1. After listening to the applicant's narrative, recommend approval as proposed; or
2. Recommend that the Zoning Board deny the application of the two Special Exceptions relating to the fee-in-lieu for BMRs and the density bonus (10 units), as well as the Site & Architectural plans as proposed. If the Planning Board chooses the second option, staff recommends that the Planning Board include the following conditions for the Zoning Board:
 - Require all BMRs onsite *or* approve a hybrid of fee-in-lieu payment and on-site BMRs and deny the BMR Bonus Special Exception;
 - Approve fewer units to lessen the density of the development;
 - Require the applicant to revise the site plan to include a considerable play area for children connected to the pool area; and
 - Require the applicant to provide better pedestrian connectivity within the site.

PLANNING BOARD MEETING

AUGUST 8, 2017

ZB APPLICATION #217-30

**RMS COLONIAL ROAD, LLC
159 COLONIAL ROAD**

ATTACHMENT #6

**Comments from Richard Redniss of
Redniss & Mead**

August 7, 2017

City of Stamford Land Use Bureau
c/o David Woods, Principal Planner
888 Washington Boulevard
Stamford, CT 06901

Re: 159 Colonial Road – ZB 217-30
Response to Staff Comments

Dear Dr. Woods and staff,

Thank you for sharing your thoughts with us. We appreciate your thorough review of the proposed redevelopment, and offer the following responses to some of the concerns and suggestions discussed.

1. **Bonus Density**: The site area allows a base density of 52 dwelling units, with an affordability bonus of up to 67 units. As proposed the site is requesting a bonus of 62 units, resulting in an increase of only 8 market rate units (plus 2 affordable) above the base. This results in an overall density of just under 14 units per acre. Please see enclosed Density Exhibit. The proposed density is right in line with the density of the surrounding neighborhood, and serves as an appropriate reuse and transition from the former school and remaining synagogue institutional uses.
2. **Fee-in-Lieu (FIL)**: The proposed development is comprised of 25 (40%) single-family detached homes and 37 (60%) multi-family townhouse units. Applying these ratios to the 7.2 required BMRs works out to about 3 single-family detached homes and 4 townhouse units.

The developer is willing to provide onsite BMR units for any percentage of the development offered for rent, but maintain the FIL payment for those units offered for sale. Presently, it is contemplated that the townhouse units would be rental, meaning there would be four (4) onsite townhouse BMRs and a FIL payment of approximately \$660k for the 3 single-family detached units. If all units end up being for sale, the payment would be \$1.5 Million.

Appropriately leveraged, a FIL payment could yield far more affordable homes than are required onsite. It is in this way that the requested alternate means of compliance can be superior to the few onsite units. We request that such flexibility remain part of the application, to be reviewed and finalized with the Zoning Board.

3. **Green/Open Space**:

Amount: The standards of the RM-1 Zoning district include a clear goal to provide garage parking. The standards provide two separate incentives for achieving this goal: additional height (to 3 stories and 40') or additional building coverage (from 25% to 32%). This particular development utilizes the coverage incentive, as the developer feels the 3-story/40' design would be out of context with the neighborhood, and would force a vertical unit layout already saturating Stamford's condo market. This site and mix of building layouts are designed to serve

the market of “empty-nesters” looking to downsize from larger suburban homes while providing upstairs bedrooms for visiting adult “children” and grandchildren.

The proposed site design maintains 35% (1.6± acres) as green space. Of that green space, approximately 800-1,000 square feet per unit (depending on interpretation) is “usable open space”. This excludes any private balconies or approximately 4,000sf of community building and patio recreational space. For comparison, this is exponentially greater than any of the required amounts referenced in Section 7-Q of the Regulations (at most 200sf for the R-5 zone).

Design: The design and designation of open space for this type of development is significantly different than what we are used to seeing on recent multi-family developments. The site is not necessarily “suburban” but more “downtown adjacent”. It is also not a large apartment complex where there are more concentrated gathering spaces because individual open space is limited (or nonexistent). This style provides each home – some or all of which are intended to be individually owned – with semi-private, semi-exclusive, outdoor space. The detached homes each have attributable backyard space averaging over 1,000 sf in area, while the townhomes have semi-communal courtyards ranging from 400 to 550sf in area per unit.

It is intended that these individual open space areas will be used recreationally by the adults and/or children of each home. The proposed playground area is more of an additional amenity to complement the pool and pool house, rather than a necessary site feature.

4. **Internal Connectivity:** As mentioned in the staff report, the existing grading of the site, which slopes dramatically from east to west, creates two separate tiers. The lower tier, where all townhouse units are located, contain the semi-communal courtyard areas with more concentrated areas of shared play/open space. Connection points are limited due to the grade change. There is an internal staircase connecting the two tiers near building #56.

We hope the above explanation and enclosed exhibit help to understand why the proposed development – its design, density, and affordability method – is appropriate with regard to both the surrounding neighborhood as well as the goals and strategies of the Master Plan. Please feel free to contact us with any questions or additional comments.

Sincerely,



Richard W. Redniss, AICP

Enclosures

CC: R. Blessing, Land Use Bureau Chief
V. Mathur, Associate Planner
RMS Team

REDNISS
& MEAD