

MAYOR
CAROLINE SIMMONS



DIRECTOR OF OPERATIONS
MATTHEW QUIÑONES

LAND USE BUREAU CHIEF
RALPH BLESSING
(203) 977-4714

CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904-2152

RECEIVED

NOV 18 2022

November 18, 2022

Ms. Theresa Dell, Chair, Planning Board
Land Use Bureau, City of Stamford
888 Washington Blvd.
Stamford, CT 06904

PLANNING BOARD

RE: Application 222-38- Fairfield County Hospice House Inc. c/o Richard Redniss – Redniss & Mead, 22 First Street, Stamford, CT, - Text Change, - Proposing to Amend Section 5, Subsection 5-E to add definition for “Residence for End of Life Care”. To Amend Section 4.B.1.b Permitted Uses As-of-Right and to Amend Table 1 to add the use “Residence for End of Life Care as of right (X in RA-1)”.

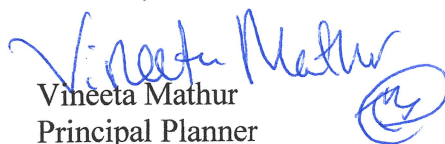
Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Text Amendment is hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by **December 23, 2022**.

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,


Vineeta Mathur
Principal Planner

November 18, 2022

City of Stamford Zoning Board
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: Residence for End of Life Care ~ Text Change Application

Dear Mr. Blessing and Board Members,

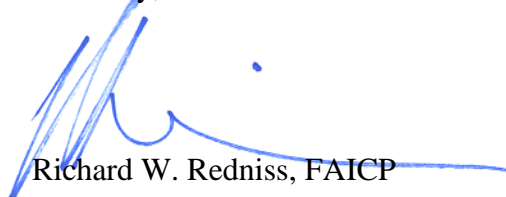
As discussed, on behalf of Fairfield County Hospice House, Inc. (FCHH), enclosed please find an application and supportive materials for a Text Change application to define and allow Residence for End of Life Care within the RA-1 Zone provided the building and use were constructed consistent with Section 8-3.e of the Connecticut General Statutes and have been operating for at least five (5) years. Application details and design elements are described further in the attached Qualitative Analysis and reflected in the enclosed Site Demonstration Plan.

In support of the applications, enclosed please find:

1. A check in the amount of \$2,060 for:
 - Text Fee: \$1,060
 - Public Hearing Fee: \$1,000
2. Text Change Application;
3. Qualitative Analysis;
4. Text Change;
5. Site Demonstration Aerial Exhibit;
6. Letter of Authorization;

Please feel free to contact us with any questions or comments. We look forward to continuing to work with you and the Planning & Zoning Boards on this opportunity.

Sincerely,



Richard W. Redniss, FAICP

Enclosures

CC: V. Mathur, Associate Planner
Team



APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (see **Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

| | |
|-------------------|------------|
| Minor Text Change | \$1,060.00 |
| Major Text Change | \$5,060.00 |

APPLICANT NAME (S): Fairfield County Hospice House, Inc.

APPLICANT ADDRESS: c/o Richard W. Redniss -Redniss and Mead (22 First Street - Stamford, CT 06905)

APPLICANT PHONE #: 203-327-0500

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): One Den Road

PROPOSED TEXT CHANGE: _____

Please see attached "Text Amendment"

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DATED AT STAMFORD, CONNECTICUT, THIS 17th DAY OF November 2022

SIGNED: [Signature]

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss STAMFORD November 17 2022

Personally appeared Richard W. Redniss, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

DAVID PINTO
 Notary Public, State of Connecticut
 My Commission Expires Mar 31, 2026

[Signature]
 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: Date: _____

By: _____

Text Change

TO AMEND SECTION 5 USE REGULATIONS SUBSECTION 5-E BY ADDING THE FOLLOWING:

Residence for End of Life Care

A Building under 501C-3 non-profit ownership with occupancy by up to eight (8) predominantly elderly persons receiving licensed palliative or hospice care, aimed at optimizing quality of life and mitigating suffering from predominantly terminal illnesses provided:

1. The building and use were constructed consistent with Section 8-3.e of the Connecticut General Statutes and have been operating for at least five (5) years.
2. There shall be no increase in Floor Area to the existing building.

TO AMEND DISTRICT REGULATIONS SECTION 4.B.1.B PERMITTED USES, AS-OF-RIGHT BY ADDING THE FOLLOWING:

b. Permitted Uses, as-of-right

...

- (1) Dwelling, Single -Family. (222-28)
- (2) Public parks and playgrounds, except in the RA-3 district.
- (3) Public Schools.
- (4) Family day care homes.
- (5) Family Estates
- (6) Residence for End of Life Care in the RA-1 District only

TO AMEND TABLE I BY ADDING DEFINITION RESIDENCE FOR END OF LIFE CARE AS OF RIGHT (X IN RA-1).

November 18, 2022

Qualitative Analysis **Palliative Care Home - Text Change**

Summary

The proposed Text seeks to help maintain, enhance, and meet the growing need Residence for End of Life Care Housing options in Stamford, we are proposing to amend:

- Section 5-e by creating a new definition and standards for Residence for End of Life Care.
- Section 4.B.1.b to allow Care in the RA-1 District as of right.
- Table I to add definition Residence for End of Life Care as of right in the RA-1 Zone.

Conformance with Master Plan

The proposed changes promote several policies and objectives of the Master Plan, including:

- 6A.1** Balance new development with preservation of existing residential communities
- 6B.6** Support senior and accessible housing
- 6C.2** Promote development of a variety of housing types.

Mobility

The proposed changes will have no impact on mobility. The site currently exists and there are no proposed changes to the site.

Housing

The proposed changes will improve housing by providing more beds for Residence for End of Life Care.

Schools and Community Facilities

The proposed changes will have no impact on Schools and Community Facilities.

Infrastructure

The proposed changes will have no impact on infrastructure.

Public Safety

The proposed changes will have no negative impact on Public Safety.

Parks and Open Space

The proposed regulation change does not relate to Parks and Open Space.

Environmentally Sensitive Area

The proposed changes will have no impact on Environmentally Sensitive Areas.

Historic Resources

The proposed regulation change does not relate to historic resources.

Quality of Life

The proposed regulation changes will help to improve the quality of life in Stamford by increasing the amount of beds within Residence for End of Life Care.

Demonstration Site

One Den Road – The only currently eligible site consists of 1.13 acres in the RA-1 Zone at the corner of Roxbury and Den Road. Since the closing of the 12 bed Hospice residence at the campus of Stamford Hospital around 2011, the Stamford community has been underserved. In 2018 the Fairfield County House opened a 6-bed facility to help provide the much-needed services. Since then, the need has continued to grow and there have been many months of waiting list in order to get in. Because of the nature of the need, patients don't usually have months to wait for a room. The proposed Text seeks to help alleviate this growing need by allowing Fairfield County house to increase from 6 to 8 beds within the existing building, with no new construction required. There are no other proposed changes to the building or footprint.



SITE DEMONSTRATION AERIAL EXHIBIT
ONE DEN ROAD
STAMFORD, CT



**REDNISS
& MEAD**

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

| | |
|------------|------------|
| COMM. NO.: | DATE: |
| 7581 | 11/17/2022 |
| | SCALE: |
| | 1"=40' |

November 17, 2022

City of Stamford Planning and Zoning
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901


Re: 1 Den Road - Stamford, CT

Dear Mr. Blessing:

This letter serves to authorize Redniss & Mead, with offices at 22 First Street in Stamford, CT, to act as my agent in connection with the preparing, filing, and processing of any and all applications required for Planning and Zoning approvals relating to the above referenced property.

Thank you for your acknowledgement of said authority.

Sincerely,


Julia Portale, Executive Director
Fairfield County Hospice House, Inc.
203-273-4645