

MAYOR
Caroline Simmons



**CITY OF STAMFORD
PLANNING BOARD
LAND USE BUREAU**
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February 23, 2023

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

RECEIVED
FEB 23 2023
ZONING BOARD

RE: ZB APPLICATION #223-05 - CITY OF STAMFORD ZONING BOARD - Text Change

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, February 21, 2023, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to amend the building height definitions in the Stamford Zoning Regulations. The proposed change would combine different building height regulations in one place in the Regulations and make some minor updates and clarifications.

This application is aligned with Planning best practices to provide clear and organized regulatory documents, and the application is supportive of the following Master Plan policies:

- Policy 7G: Create Compact and Complete Communities
- Policy 7P.3: Adapt building regulations to potential increases in flooding. (Defining building height measurement in flood prone areas.)
- Neighborhood-Specific Policies to preserve and protect neighborhood character and quality-of-life, as well as preserve and enhance parks, open space, and the natural environment.

After a brief discussion, the Planning Board unanimously voted to recommended **approval** of **ZB Application #223-05** and this request is compatible with the neighborhood and consistent with the 2015 Master Plan.

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac

To: Vineeta Mathur, Principal Planner

From: Kristin Floberg, Senior Planner

Re: CT Statutory Referrals to WestCOG from Stamford - Attached Zoning Amendments

Date: February 23, 2023

Thank you for submitting the attached referrals to WestCOG.

The opinion of WestCOG staff is that the proposals are of local interest and with minimal intermunicipal impact. Therefore, they are not being forwarded to adjacent municipalities and the regional staff is making no comment.

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

Sent: Monday, February 6, 2023 11:59 AM

To: Kristin Floberg <kfloberg@westcog.org>

Subject: City of Stamford -Zoning Board - New Applications 223-05, 223-06, 223-07 & 223-08

Hi Kristin,

Please see attached several applications being presented by the Zoning Board for your review and comments.

Tracy

RECEIVED

FEB 24 2023

ZONING BOARD



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

February 8, 2023

To: Vineeta Mathur, Principal Planner
Land Use Bureau, Stamford

From: Robert Clausi, EPB Executive Director

A handwritten signature in dark ink, appearing to be "RC", with a long horizontal stroke extending to the right.

Subject: ZB Application 223-05
City of Stamford – Zoning Board
Text Change

EPB staff has reviewed the above-referenced application to amend the building height definitions in the Zoning Regulations. The proposed change to how the height of buildings located in Special Flood Hazard Areas may be measured will provide these homeowners a greater degree of flexibility to comply with the flood proofing requirements of Section 15.B as sea levels, and the associated Base Flood Elevations, rise over time.

EPB has no objection to these proposed text changes moving forward through the Zoning Board's review process.

Thank you for the opportunity to provide these comments.

Hi Frank,

Thanks for your review. This email is sufficient.

Best,
Vineeta

From: Petise, Frank
Sent: Tuesday, March 14, 2023 9:53 AM
To: Mathur, Vineeta
Cc: Wang, Jianhong; Bittenwieser, Luke
Subject: Text Changes 223-05 thru 223-11

Hi Vineeta,

We reviewed the proposed text changes, Applications 223-05 through 223-11, they do not appear to have any adverse impacts on traffic and parking. Please let me know if this email suffices or if you need anything else.

Thanks,
Frank

Frank W. Petise, P.E.

Transportation Bureau Chief
City of Stamford
Transportation, Traffic & Parking
ph: 203-977-4124
m: 475-359-1729
fpetise@stamfordct.gov

See an issue? Let us know and track the progress.
www.stamfordct.gov/Fixit

CITY OF STAMFORD

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CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
MATT QUINONES
Email: MQuinones@StamfordCT.gov



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

INTEROFFICE MEMORANDUM

February 7, 2023

To: Vineeta Mathur Principal Planner

From: Susan Kisken P.E. - Coordinator of Site Plan Reviews and Inspections

Subject:

**- Text Changes
Zoning Application No. 223-05-08**

The Engineering Bureau of the City of Stamford has reviewed the above-mentioned applications for text changes and has determined the following:

APPLICATION 223-05:

The proposal to amend building height has no impact on any authority of this department.

APPLICATION 223-06-

The proposal to clarify definitions generally has no impact on any authority of this department. However, we offer the following:

1) Any change in use would require review of required parking and may be subject to water quality improvements and/or on-site stormwater mitigation should increase in parking result in an increase in impervious coverage. Increase in density may result in increase in impervious coverage. In accordance with the City of Stamford's MS4 Permit, we encourage minimizing impervious surfaces and LIDs. Developments will have to be designed in accordance with the City of Stamford Drainage Manual.

2) The Engineering Bureau requires the following standard note regarding retaining walls on all drawings.
"All retaining walls three (3) feet or higher measured from finished grade at the bottom of the wall to finished grade at the top of the wall and retaining walls supporting a surcharge or impounding Class I, II or III-A liquids are required to have a Building Permit. Retaining walls shall be designed and inspected during construction by a Professional Engineer licensed in the State of Connecticut. Prior to the issuance of a Certificate of Occupancy, retaining walls shall be certified by a Professional Engineer licensed in the State of Connecticut."

APPLICATION 223-07-

The proposal to amend Section 1 has no impact on any authority of this department.

APPLICATION 223-08 -

The proposal to amend the Usable Open Space and Indoor Amenity Space has no impact on any authority of this department. However, we offer the following:

Roof top Usable Open Space shall not be considered pervious coverage.

Thank you for the opportunity to review these applications and if you have any questions, please call me at (203)977-6165.

Reg. No. 36