

# CITY OF STAMFORD

MAYOR  
*CAROLINE SIMMONS*

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



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

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## INTEROFFICE MEMORANDUM

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July 14, 2023

To: Vineeta Mathur Principal Planner

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

**Subject:**  
**888 Washington Boulevard - City of Stamford**  
**Zoning Application No. 223-31**

The Engineering Bureau received documents to amend the City of Stamford Zoning Regulations to increase the number of Zoning Districts where a Publicly Accessible Amenity Space (PAAS) is required, to add a new type of amenity spaces (trails) and to make other minor adjustments to the existing regulations.

The Engineering Bureau offers no objection to the proposed amendment proceeding with the approval process; however, any PAAS or trail is subject to compliance with the City of Stamford Stormwater Drainage Manual and Engineering Bureau policies.

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

Reg. No. 202

MAYOR  
**Caroline Simmons**



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

DIRECTOR OF OPERATIONS  
**Matthew Quiñones**

Land Use Bureau Chief  
**Ralph Blessing**

Principal Planner  
**Vineeta Mathur**  
(203) 977-4716  
[vmathur@stamfordct.gov](mailto:vmathur@stamfordct.gov)

Associate Planner  
**Lindsey Cohen**  
(203) 977-4388  
[lcohen@stamfordct.gov](mailto:lcohen@stamfordct.gov)

August 17, 2023

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

**RE: ZB APPLICATION #223-31 - STAMFORD ZONING BOARD - Text Change**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, August 15, 2023, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

The purpose of this amendment to the City of Stamford Zoning Regulations is to increase the number of zoning districts where Publicly Accessible Amenity Spaces (PAAS) are required, to add a new type of amenity space (trails) and to make some minor adjustments to existing regulations.

Vineeta Mathur, Principal Planner, made a presentation and answered questions from the Board.

After a brief discussion, the Planning Board unanimously voted to recommended *approval* of **ZB Application #223-31** and that this request is consistent with the 2015 Master Plan and is aligned with the following Master Plan policies and strategies:

- Strategy 5B.3: Encourage quality urban design that relates well to streets and people.
- Policy 5C: Encourage public access to the South End waterfront.
- Policy 7F: Maximize public access to the waterfront.

Sincerely,

**STAMFORD PLANNING BOARD**

A handwritten signature in blue ink, appearing to read "Theresa Dell", is written over the typed name.

Theresa Dell, Chair

TD/lac

RECEIVED

AUG 17 2023

ZONING BOARD

MAYOR  
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS  
MATT QUIÑONES  
Email: [mquinones@stamfordct.gov](mailto:mquinones@stamfordct.gov)



TRANSPORTATION BUREAU CHIEF  
FRANK W. PETISE, P.E.  
Email: [fpetise@stamfordct.gov](mailto:fpetise@stamfordct.gov)

**OFFICE OF OPERATIONS**  
**TRANSPORTATION, TRAFFIC & PARKING**  
Tel: (203) 977-5466/Fax: (203) 977-4004  
Government Center, 888 Washington Blvd., 7<sup>TH</sup> Floor, Stamford, CT 06901

## **INTEROFFICE MEMORANDIUM**

**TO:** Zoning Board Office

**FROM:** Frank W. Petise, P.E.  
Transportation Bureau Chief

**DATE:** July 17, 2023

**RE:** Zoning Board Application 223-31



**Luke Battenwieser**  
Transportation Bureau Staff

Application #223-31

888 Washington Blvd  
City of Stamford

The Transportation, Traffic & Parking Department (TTP) has reviewed the following documents:

- Zoning Board application received June 22, 2023;
- Project narrative dated June 8, 2023; and,
- Proposed Amendments to Section 6.

The Department recommends that the minimum width of paved walkways/shared use paths for Through Block Connections and Publicly Accessible Waterfront Areas be 12 feet in lieu of 10 feet.

**RECEIVED**

JUL 18 2023

**ZONING BOARD**

To: Vineeta Mathur, Principal Planner

From: Kristin Floberg, Senior Planner

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

Date: June 23, 2023

Thank you for submitting the attached referral to WestCOG.

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

**From:** Briscoe, Tracy <[TBriscoe@StamfordCT.gov](mailto:TBriscoe@StamfordCT.gov)>

**Sent:** Thursday, June 22, 2023 9:40 AM

**To:** Kristin Floberg <[kfloberg@westcog.org](mailto:kfloberg@westcog.org)>

**Subject:** City of Stamford - Zoning Board - New Application 223-31

Hi Kristin,

Please see attached a new application (223-31) for your review and comments.

Thanks

Tracy



City of Stamford  
ENVIRONMENTAL PROTECTION BOARD  
INTEROFFICE CORRESPONDENCE

June 27, 2023

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

From: Robert Clausi, EPB Executive Director 

Subject: ZB Application 223-31  
City of Stamford – Zoning Board  
Text Change

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EPB staff has reviewed the above-referenced application and support the proposal to increase the number of zoning districts where Publicly Accessible Amenity Space is required. EPB also supports the addition of trails as a new type of amenity space, provided EPB will have the opportunity to review the actual applications made to establish trails since these may involve features such as watercourse crossings that will trigger the need for formal review by our Board.

EPB has no objection to these text amendments moving forward through the Zoning Board's review process. Thank you for the opportunity to provide these comments.

MAYOR  
CAROLINE SIMMONS



CHAIRMAN  
DR DAMIAN ORTELLI  
VICE CHAIRMAN  
RAYMOND L. REDNISS  
SECRETARY  
MICHAEL PENSIERO  
SAM ABERNETHY  
PAUL ADELBERG  
RUSS HOLLANDER (ALT.)  
ROBERT M. KARP  
WILLIAM MALLOY, JR.

**CITY OF STAMFORD, CONNECTICUT  
HARBOR MANAGEMENT  
COMMISSION**

90 Magee Avenue  
Stamford, Connecticut 06902

August 10, 2023

Ms. Vineeta Mathur  
Associate Planner  
Land Use Bureau  
Stamford Government Center  
888 Washington Blvd.  
Stamford, CT 06901

**Subject: Application 223-31: City of Stamford – Zoning Text Changes**

Dear Ms. Mathur:

The Stamford Harbor Management Commission (SHMC) has reviewed the above-referenced proposal by the City of Stamford Zoning Board, 888 Washington Boulevard, Stamford, Connecticut, for Zoning Text changes to increase the number of zoning districts where Publicly Accessible Amenity Space (PAAS) is required, to add a new type of amenity spaces (trails) and to make some minor adjustments to existing regulations.

As the proposal may affect property located within the coastal boundary and therefore may affect property on, in, or contiguous to the Harbor Management Area, it is subject to review by the SHMC to determine its consistency with the Stamford Harbor Management Plan (Harbor Management Plan). The requirements of this review are specified in Sec. 22a-113p of the Connecticut General Statutes, Sec. 6-62 of the Stamford Code of Ordinances, and the Harbor Management Plan. Pursuant to the General Statutes, City Code, and the Plan, a 2/3 vote of all members of the Zoning Board is needed to approve a proposal that has not received a favorable recommendation from the SHMC.

The SHMC discussed this matter during its meeting on July 18, 2023 and approved a motion to find the proposal consistent with the Harbor Management Plan provided the proposed new regulations do not diminish existing water-dependent uses and opportunities for future water-dependent uses on suitable sites and do not replace existing requirements for provision of water-dependent uses.

For reference, the SHMC transmits the following water-dependent use policies from the Harbor Management Plan.

7.2 **Protecting Water-Dependent Uses and Activities:**

7.2.1 *The city should continue to implement (through appropriate zoning and other regulations) the coastal area management policies established in the Stamford Master Plan to support and encourage the development and continued operation of water-dependent land uses on waterfront sites.*

7.2.2 *Public access to the SHMA [Stamford Harbor Management Area] should be promoted wherever feasible, but the city should ensure, through appropriate zoning and other land-use provisions, that existing water-dependent uses are not replaced by nonwater-dependent uses providing only limited public access to the SHMA. (See Public Access Policies.)*

7.2.3 *Pursuant to Section 22a-113p of the Connecticut General Statutes and Stamford Ordinance No. 1021, all proposals for waterfront development submitted to the Zoning Board, Planning Board, Environmental Protection Board, Zoning Board of Appeals, Historic District Commission, Urban Redevelopment Commission, Office of Economic Development, Water Pollution Control Authority, and other city agencies should be reviewed by the Commission for consistency with the Plan. (See Harbor Administration and Coordination Policies.)*

Please be advised that the SHMC reserves its right to review the proposal and provide additional comments at such time as it may be modified or be the subject of other applications, additional information is provided, or the proposal is the subject of a public hearing.

If you have any questions or require any additional information, please contact me at (315) 651-0070 or [dortelli@stamfordct.gov](mailto:dortelli@stamfordct.gov).

Sincerely,

*Dr. Damian Ortelli*

Dr. Damian Ortelli  
Chairman, Stamford Harbor Management Commission

cc:

Robert Karp, Chairman, SHMC Application Review Committee  
Karen Michaels, CT DEEP Land and Water Resources Division  
Matthew Quinones, City of Stamford Director of Operations  
Maria Vazquez-Goncalves, SHMC Administrator