



APPLICATION FOR APPROVAL OF SITE & ARCHITECTURAL PLANS AND / OR REQUESTED USES

Complete, notarize, and forward **thirteen (13) hard copies and one (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filing 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 required mailing to surrounding 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 –WITHOUT GDP

Site Plans 20,000 sq. ft. or less of building area application fee –without GDP	\$460.00
Site Plans more than 20,000 sq. ft. of building area-application Fee –without GDP	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

Fee Schedule –WITH GDP

Site Plans 20,000 sq. ft. or less of building area application fee –with GDP.	\$260.00
Site Plans more than 20,000 sq. ft. of building area-application Fee –with GDP.	\$260.00 + \$10 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): 375 Fairfield Avenue Associates
 c/o Agent: William J. Hennessey, Carmody Torrance Sandak & Hennessey LLP, 1055 Washington Blvd., 4th Fl., Stamford, CT 06901

APPLICANT ADDRESS: _____

APPLICANT PHONE #: c/o Agent: William J. Hennessey, Carmody Torrance Sandak & Hennessey LLP, (203) 425-4200

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

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 375 Fairfield Avenue

ADDRESS OF SUBJECT PROPERTY: 375 Fairfield Avenue

PRESENT ZONING DISTRICT: M-G

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: See Schedule A

REQUESTED USE: Warehouse/Industrial and Restaurant, Carry-Out, consistent with the uses allowed in the M-G Zone

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)

See Schedule D

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
375 Fairfield Avenue Associates PO BOX 110422 STAMFORD, CT 06911-0422	375 Fairfield Avenue

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).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? Yes (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 20th DAY OF October 2023

SIGNED: [Signature]
William J. Hennessey, Jr

NOTE: The 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 the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT ss STAMFORD October 20 2023
 COUNTY OF FAIRFIELD

Personally appeared William J. Hennessey, Jr., signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

[Signature]
Daniel Chapple Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

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

By: _____



APPLICATION FOR SPECIAL PERMIT

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 advertisements are payable by the Applicant and performance of required mailing to surrounding 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

Special Permit 20,000 sq. ft. or less	\$460.00
Special Permit more than 20,000 sq. ft.	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): 375 Fairfield Avenue Associates

APPLICANT ADDRESS: c/o Agent: William J. Hennessey, Carmody Torrance Sandak & Hennessey LLP, 1055 Washington Blvd., 4th Fl., Stamford, CT 06901

APPLICANT PHONE #: c/o Agent: William J. Hennessey, Carmody Torrance Sandak & Hennessey LLP, (203) 425-4200

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LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 375 Fairfield Avenue

ADDRESS OF SUBJECT PROPERTY: 375 Fairfield Avenue

PRESENT ZONING DISTRICT: M-G

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: See Schedule A

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)
Approval of a Large Scale Development - See Schedules B and C

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)
See Schedule D

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

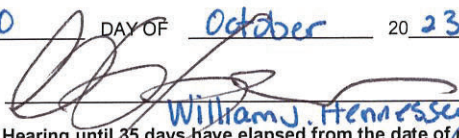
<u>NAME & ADDRESS</u>	<u>LOCATION</u>
375 Fairfield Avenue Associates PO BOX 110422 STAMFORD, CT 06911-0422	375 Fairfield Avenue

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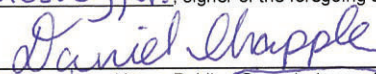
DATED AT STAMFORD, CONNECTICUT, THIS 20 DAY OF October 20 23

SIGNED: 
William J. Hennessey, Jr.

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
 ss STAMFORD October 20 20 23

COUNTY OF FAIRFIELD
 Personally appeared William J. Hennessey, Jr. signer of the foregoing application, who made oath to the truth of the contents thereof, before me.


Daniel Chapple Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

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

By: _____

Schedule A
List of Plans

- Architectural Plans prepared by Jason Little Architects, PLLC, dated October 4, 2023, revised to December 27, 2023, entitled:
 - “A-1: Cover Sheet;”
 - “A-2: Sketch Renderings – Building A;”
 - “A-3: Sketch Renderings – Building B;”
 - “A-4: Material Selections;”
 - “A-5: Bldg. A – Exterior Elevations;”
 - “A-6: Bldg. B – Exterior Elevations;”
 - “A-7: Building Sections;”
 - “A-8: Bldg. A – Cellar Plan;”
 - “A-9: Bldg. A – 1st Floor Plan;”
 - “A-10: Bldg. A – 2nd Floor Plan;”
 - “A-11: Bldg. A – 3rd Floor Plan;”
 - “A-12: Bldg. A – Roof Plan;”
 - “A-13: Bldg. B – 1st Floor & Mezzanine Plan;” and
 - “A-14: Bldg. B – Roof Plan;”
- Civil Plans prepared by D’Andrea Surveying & Engineering, P.C., dated October 4, 2023, entitled:
 - “Topographic Survey – ‘Existing Conditions’;”
 - “C-1.1: Building ‘A’ Site Grading Plan;”
 - “C-1.2: Building ‘B’ Site Grading Plan;”
 - “C-2.1: Building ‘A’ Drainage and Utility Plan;”
 - “C-2.2: Building ‘B’ Drainage and Utility Plan;”
 - “C-3.1: Building ‘A’ Sedimentation and Erosion Control Plan;”
 - “C-3.2: Building ‘B’ Sedimentation and Erosion Control Plan;”
 - “C-4.1: Notes and Details;”
 - “C-4.2: Details;” and
 - “C-5.0: Low-Impact Development Plan;”
- Zoning Location Survey prepared by D’Andrea Surveying & Engineering, P.C., dated October 4, 2023, entitled “Zoning Location Survey;”
- Average Grade Worksheet prepared by D’Andrea Surveying & Engineering, P.C., dated October 4, 2023, entitled:
 - “Building ‘A’ Proposed Average Grade Worksheet;” and
 - “Building ‘B’ Proposed Average Grade Worksheet;”
- Landscape Plan prepared by Environmental Land Solutions, LLC, dated October 9, 2023, entitled:
 - “LP.1 – Landscape Plan;” and
 - “LP.2 – Landscape Plan;”
- Drainage Study prepared by D’Andrea Surveying & Engineering, P.C., dated October 4, 2023, entitled “Drainage Summary Report;” and
- Traffic Impact Study prepared by SLR International Corporation, dated October 20, 2023, entitled “Traffic Impact Study;” and
- First submission of the Stamford Sustainability Scorecard.

Schedule B **Project Narrative**

375 Fairfield Avenue Associates (the “Applicant”) requests Site Plan and Special Permit approvals to facilitate the development of two (2) new buildings at 375 Fairfield Avenue (the “Property”).

I. The Applicant

The Applicant has owned the Property since 1985 and is affiliated with Waterside Property Group, a Stamford-based, family-owned real estate investment, development, and management firm. Waterside Property Group has served the Stamford community for more than 50 years and owns and manages more than 850,000 sf of property in southern Connecticut. As detailed below, for the past 38 years, the Applicant has maintained the existing structures on the Property and attracted a unique mix of industrial and mercantile tenants.

II. The Property & Existing Uses

The Property is 9.38± acres and located in the General Industrial (M-G) zone and Master Plan Category 13 (Industrial – General). It is generally bounded by the Metro-North Railroad to the west and north, Fairfield Avenue to the east, and other industrial properties to the south. The Property is improved with eight (8) buildings with a total of 176,714± sf of Floor Area. The buildings were constructed in the 1930s and have been used as warehouse/flex industrial/commercial space for a variety of tenants. Currently, the Property is home to companies in the fields of printing, truck rentals, roofing, flooring, HVAC supply, medical equipment storage, delivery, restaurant storage, and home improvement. Located in the Stamford Waterside Design District, the Property is also home to a variety of design tenants including kitchen cabinet suppliers as well as wholesale companies that sell items including carpet, fabrics, wall coverings, and furniture to builders, architects, and designers. Notably, these items are sold predominantly to-the-trade.

The eastern portion of the Property consists of a mixture of compacted gravel and paved parking areas, which is rented out to automobile dealerships to park surplus car inventory and seasonally for winter boat storage. A portion of land in the center of the Property consists of a large concrete slab surrounded by paved driveway and parking areas. A 70,000± square foot industrial warehouse once sat on this slab, which housed companies such as Union Industries, Abbot Coin, and various smaller industrial users. In the early 1990s, the building became functionally obsolete beyond repair and had to be demolished. Since then, the slab has been leased to landscapers, car dealerships, and container rental companies, and used for tractor trailer storage.

III. Description of Proposed Development

The Applicant proposes to build two (2) new warehouse/flex industrial/commercial buildings on the Property, which will be marketed toward similar industrial and design tenants. Proposed Building A will consist of three (3) stories and contain approximately 54,156± square feet of warehouse/flex industrial/commercial space. Approximately 1,044± sf of additional Floor

Area will be built to accommodate a fast casual food service tenant that is complementary to the other proposed uses. The roof will contain approximately 4,338± square feet of outdoor space that can support a terrace for use by tenants. If the roof terrace is constructed, it would be accompanied by a demountable fence to separate this space from the remainder of the roof. Proposed Building B will consist of a one (1) story, including a potential mezzanine,¹ and contain approximately 39,980± square feet of warehouse/flex industrial/commercial space.

Associated landscaping and site improvements are also proposed. An additional 52 parking spaces will be added to the Property to serve Building A and an additional 46 parking spaces will be added to serve Building B.² The area around the new buildings and parking areas will be landscaped with a variety of plants and shade trees. Sidewalk improvements are proposed along the Property's Fairfield Avenue frontage.³ None of the existing buildings will be demolished in connection with the proposed development.

There is a strong demand for warehouse and flex industrial space in Stamford, as well as to-the-trade wholesale spaces for builders, architects, and designers. Waterside Property Group has received numerous calls from prospective tenants looking for modern industrial space ranging from 3,000-20,000 sf. Unfortunately, the Applicant cannot accommodate these requests, as the existing buildings on the Property are almost fully occupied or not suitable for a variety of reasons. Those who frequent the businesses on the Property have noted that they need to travel out of town to purchase certain products for their clients and would like to see a bigger mix of these products here in Stamford.

IV. Requested Approvals

To facilitate this proposal, the Applicant requests the following approvals:

- (1) Final Site Plan Approval pursuant to §§ 4.B.8.b. and 19.D. of the Zoning Regulations to develop the two (2) proposed buildings, parking lot, and associated site improvements on the Property.
- (2) Special Permit Approval of a Large Scale Development pursuant to § 19.E. of the Zoning Regulations to permit the construction of a non-residential structure having a Gross Floor Area of 20,000 sf or more.

¹If constructed, the mezzanine will be approximately 2,960± square feet and contain administrative offices for the space below. The square footage of the potential mezzanine is included in all FAR and parking calculations.

²Section 12.B.4. of the regulations provides in relevant part: "*Parking Lots* in existence at the time of the adoption of these standards shall not be required to be in compliance with the standards of Sections 12.B.2. and 12.B.3. unless they are comprehensively redesigned. 'Comprehensively redesigned' for the purposes of this Section shall mean structural changes that affect at least 50% of the *Parking Lot* area, as determined by Land Use Bureau staff[.]" The total area of land disturbance for the proposed development will be approximately 41.5 percent. Although the Applicant is not required to make improvements to the existing Parking Lots on the Property, it has designed the parking areas around proposed Building A and Building B to comply with the standards of Section 12.B.3.

³As detailed in Schedule C below, pursuant to § 12.K.5. of the Zoning Regulations, the Applicant requests Zoning Board approval to permit a 5' wide sidewalk with a 10' wide planter area between the sidewalk and Building A in lieu of a 4' amenity strip.

V. Conformity of Site Plan with Stamford Master Plan and M-G Zone

The proposed development is consistent with the goals and policies of the Master Plan and the purpose and intent of the M-G regulations. The Property is in Master Plan Category 13 (Industrial – General), which is intended to “provide for and protect existing industrial development and preserve opportunities for new industrial uses[.]”⁴ The proposed development would further this goal by adding more industrial space on a site containing buildings that have been used for industrial purposes for almost a century. The proposed uses are fully permitted in the M-G zone, which accommodates a wide variety of commercial, industrial, and institutional uses. Moreover, the scale and design of the buildings are in compliance with the zoning regulations and in harmony with the surrounding neighborhood, which contains other industrial properties.

VI. Conclusion

The proposed development will add warehouse, flex industrial, commercial, and fast casual restaurant space to an existing industrial site in an area that is well-suited for such uses. The proposed buildings will be constructed with a mix of high-quality materials and accompanied by attractive landscaping and parking improvements. If approved, the proposed development will serve as a gateway to Stamford’s Waterside Design District and attract a variety of new design tenants to the area.

⁴STAMFORD MASTER PLAN at 196 (Dec. 16, 2014).

Schedule C
Statement of Findings

The Applicant submits the proposal is consistent with the Site Plan standards (§ 19.D.4.) and Special Permit standards (§ 19.C.2.) of the Zoning Regulations as follows:

a. Site Plan Standards

In reviewing site plans the Zoning Board shall take into consideration the purpose of these Regulations, including the purpose of the applicable zoning district and the goals and policies of the Stamford Master Plan, the public health, safety and general welfare and convenience of the general public and the maintenance of property values. In its review the Board may modify a site plan or condition an approval to the extent necessary to conform the site plan to the following standards and objectives:

(1) Safe, adequate and convenient vehicular traffic circulation, operation, parking and loading, and pedestrian circulation, both within and without the site.

(a) The number, locations and dimensions of all vehicular and pedestrian access drives and walkways, parking spaces, drop-off and loading areas, and provisions for handicapped access shall conform to the standards of Section 12 of these Regulations, to the adopted design criteria and engineering practices of the Dept. of Traffic and Parking, and all other applicable standards. Such areas shall be constructed of suitable hard surface materials and maintained in good condition.

The number, locations, and dimensions of all vehicular and pedestrian access drives and walkways, parking spaces, drop-off and loading areas, and handicapped access conform to the standards of the M-G Zone and applicable provisions of Section 12 of the Zoning Regulations. The enclosed Zoning Location Survey and architectural plans provide parking details for the development. Additionally, as detailed on the enclosed plans and the zoning data chart, the Applicant will comply with the bicycle parking requirements in § 12.J. of the Zoning Regulations and electric vehicle parking requirements in § 12.L.

(b) The number of vehicle access drives shall be minimized and shall be located and designed to provide safe and convenient turning movements and safe sightline as determined in accordance with the Geometric Highway Design Standards of the Conn. Dept. of Transportation.

Vehicles will enter and exit the Property through driveways along Fairfield Avenue. There is one (1) existing driveway, which will be modified to improve access and vehicle circulation. Two (2) additional driveways are proposed. At all points where two-way flow of traffic is anticipated, the driveways are at least the required width of 24 feet. All access drives have been designed to provide safe and convenient access to the Property.

- (c) *Area streets and traffic controls shall be determined to have adequate capacity to service the site without causing undue congestion or hazardous conditions.*

The surrounding streets can adequately accommodate the traffic associated with the proposed use. For a more complete discussion of the traffic impact, please see the enclosed Traffic Impact Study prepared by SLR.

- (2) *The protection of environmental quality, landscaping of open space and harmony with existing development. The Board shall take into consideration the following features and standards:*

- (a) *The location, height, design and materials of walls, fences, hedges and plantings shall be appropriate to the vicinity and shall suitably screen parking, loading, garbage collection facilities, outside storage areas, accessway drives, utility installations and other such features; such landscaping shall be appropriate to the general character of the vicinity and consider the proximity and nature of abutting uses and the level of use of adjoining public streets and walkways.*

The proposed location, height, design and materials of walls, fences, hedges, and plantings are appropriate for the Property and the surrounding area. They also sufficiently screen parking, loading spaces, garbage collection facilities, accessway drives, and utility installations. The enclosed Landscape Plan prepared by Environmental Land Solutions, LLC depicts the proposed landscaping on the Property.

- (b) *All open space areas, exclusive of undisturbed natural areas, shall be suitably landscaped to the satisfaction of the Board. Site landscaping shall be performed at a minimum dollar value equivalent to one shade tree of 2.5 inch caliper for every two hundred (200) square feet of landscaped area. In multi-family developments, open space shall be designed to provide functional outdoor living and play areas meeting the needs of intended residents.*

Currently, there is no discernable landscaping on the Property. The Applicant proposes installing and maintaining appropriate onsite landscaping, as detailed on the enclosed Landscape Plan prepared by Environmental Law Solutions, LLC.

- (c) *Soil erosion, sediment and the release of excessive dust shall be controlled through implementation of suitable short term and long term controls in accordance with the standards and procedures of Section 15-B.*

Enclosed is a comprehensive Sedimentation and Erosion Control Plan, prepared by D'Andrea Surveying & Engineering, P.C., which ensures the standards and procedures of § 15.B. of the Zoning Regulations are satisfied.

- (d) *Site development shall seek to preserve existing specimen trees, historic structures and other significant natural features of the site. Accordingly, the premature demolition*

and site clearance of prospective development sites is specifically discouraged and may be taken into consideration in subsequent site plan reviews.

Due to its industrial use, the Property currently contains minimal landscaping and natural features. Instead, the majority of the Property that does not contain buildings consists of either paved or compacted gravel driveway with little vegetated area and few trees. The area designated for the development of proposed Building “A” currently consists of a mixture of compacted gravel and paved parking areas. The area designated for the development of proposed Building “B” currently consists of a large concrete slab surrounded by paved driveway and parking areas. As depicted on the enclosed Landscape Plan, no existing trees will be removed in connection with the proposed development, and a variety of plants and shade trees will be added to the Property. Additionally, street trees are proposed on the street frontage in front of Proposed building “A.”

As stated above, the eight (8) existing buildings on the Property date back to the 1930s. These buildings will remain undisturbed. As depicted on the enclosed architectural plans, the new buildings have been designed to complement the existing buildings.

- (e) Artificial lighting, and site generated noise, odors, particles and other disturbances shall be controlled to avoid interference with the use and enjoyment of neighboring properties. The location, height, design and arrangement of outside lighting shall be consistent with safety such as to avoid glare on any other lot and to avoid hazards to traffic on any street.*

The site is not proximate to any residential uses. All artificial lighting and site generated noise and other disturbances shall be controlled and will not interfere with the use and enjoyment of the neighboring properties. The location, height, design, and arrangement of outside lighting shall be consistent with safety so as to avoid glare on any other lot and to avoid traffic hazards on Fairfield Avenue.

- (f) Available public utilities shall be adequate in capacity to safely service the requirements of the site. Surface water drainage facilities shall be adequate to safely drain the site while minimizing the risk of downstream flooding and erosion. Where infrastructure capacity is judged not to be adequate the Board may accept a binding agreement to perform suitable improvements.*

The enclosed Drainage Summary Report prepared by D’Andrea Surveying & Engineering, P.C. indicates that the proposed improvements to the property will provide water quality treatment measures that will both mitigate stormwater runoff from the site and reduce runoff volumes and peak flow rates as compared to existing conditions. Further, the improvements will not adversely impact adjacent or downstream properties or City-owned drainage facilities.

- (g) *Adequate provision shall be made for emergency vehicle access, fire lanes, and safe fire flows, upon the recommendation of the Fire Marshall and the public water utility.*

Emergency and first responders will be able to access the Property safely and conveniently.

- (h) *The arrangement, location, apparent bulk, architectural features, materials, texture and color of proposed buildings and structures shall establish an architectural character and overall site design compatible with the scale and general character of the vicinity.*

The proposed structures will be among the nicest in the general area and will enhance the architectural character of the surrounding area.

- (i) *Building setbacks and the configuration of open space shall be appropriate to the existing structures on adjoining properties and established patterns of use of side and rear yard areas, and to the existing physical conditions of the site.*

The proposed development and site landscaping comply with the standards of the M-G Zone. As noted on the enclosed Zoning Data Chart, there is an existing legal nonconformity with regard to Building 2, which was constructed in 1930 and is located within the 10-foot front yard setback. The two (2) new proposed structures will comply with the 10-foot front yard setback requirement for the M-G Zone.

- (j) *No use shall be permitted that will cause or result in:*
-dissemination of dust, smoke, observable gas or fumes, odor, noise or vibration beyond the immediate site of the building in which such use is conducted, or
-unusual hazard of fire or explosion or other physical hazard to any adjacent buildings,
or
-harmful discharge of liquid materials, or
-unusual traffic hazard or congestion due to the type of vehicles required in the use or due to the manner in which traffic enters or leaves the site of the use.

No nuisance or hazardous conditions are anticipated.

- (k) *All buildings and grounds and other structures shall be maintained in good repair and in safe, clean and sanitary condition. All landscaping required pursuant to an approved site plan shall be installed to the satisfaction of the Director of Parks and Recreation and shall thereafter be maintained in accordance with an agreement to be made part of the application of record, which agreement shall be enforced by the Zoning Enforcement Officer, upon advice of the Director.*

The Applicants are amenable to a condition of approval requiring the execution of a Landscape Maintenance Agreement and a Drainage Maintenance Agreement prior to the issuance of a Certificate of Occupancy.

b. Special Permit Standards

Special Permits 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 proposed development is appropriate for the Property. The proposed size, scale, and arrangement of the buildings are consistent with the existing buildings on the Property and with the surrounding area.

- (2) the nature and intensity of the proposed use in relation to its site and the surrounding area. Operations in connection with Special Permit 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.*

The proposed use of the property will not be injurious to the surrounding neighborhood. The proposed uses as warehouse, flex industrial, commercial, and restaurant space are less intense than other uses permitted in the M-G zone. The activities on the Property will not cause disturbances to nearby properties in a manner that is objectionable. The purpose of the M-G is to separate the most intense industrial uses from susceptible uses to minimize potential negative impact, so the proposed use will be adequately shielded from less intense uses.

- (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.*

As detailed in the attached Traffic Impact Study from SLR, the proposal will not result in adverse traffic conditions and no traffic mitigation is necessary. The increase in traffic caused by the proposed development can be accommodated by the surrounding roadway system. There will be an adequate amount of off-street parking and loading. The proposed driveways will not cause a safety hazard or traffic nuisance.

- (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 proposed development will not impair the present and future development of the surrounding area, which has many other industrial sites.

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

The proposed development is consistent with the goals and policies of the Master Plan and the purpose and intent of these regulations. The Property is in Master Plan Category 13 (Industrial – General). This category is intended to “provide for and protect existing industrial development and preserve opportunities for new industrial uses, including the manufacture and assembly of products, wholesale storage and distribution, research and development and such other uses that are ancillary or subordinate to industrial activities.”⁵ The Applicant proposes to construct industrial buildings and a small restaurant space, for which there is market demand and need within the City of Stamford. Moreover, the Property contains buildings that have been used for industrial purposes for almost a century. Thus, the addition of new industrial space to the Property would further the goals of the Master Plan.

The M-G zone is designed to separate industrial and institutional uses from residential and other incompatible uses to minimize potential negative impacts.⁶ Thus, by virtue of the Property’s location in this zone, the proposed development will be shielded from less intense uses in accordance with the intent of the zoning regulations. Furthermore, the proposed uses are fully permitted in the M-G zone and the scale and design of the building is in compliance with the zoning regulations and is in harmony with the surrounding neighborhood, which contains other industrial and institutional properties.

c. Sidewalk Modifications

Additionally, pursuant to § 12.K.5. of the Zoning Regulations, the Applicant requests approval from the Zoning Board to modify the requirement to provide a 6’ wide sidewalk and 4’ wide amenity strip between the sidewalk and the road. The Regulations, however, do not require the Applicant to make a separate Special Permit request. The Applicant has met with staff from the Land Use Bureau to review the plans, and they agree that the proposed sidewalk design will provide abundant and safe pedestrian access to the Property along with attractive landscaping.

The proposed design of the Fairfield Avenue frontage reconstruction includes the construction of a new 5’ wide concrete sidewalk with the back of the walk running along the property line and a concrete curb running along the edge of roadway. The design also includes a grass strip between the curbing and the sidewalk. The proposed grass strip varies in width from approximately 1.3’ wide at the northernmost point up to approximately 3.3’ wide at the southern driveway entrance for Building A. There are currently utility poles and overhead service wires located within and right above the proposed grass strip area. Therefore, the planting of new street trees within this narrow grass strip area is not practical because the trees would grow into the wires above. Instead, the Applicant proposes a 10’ wide planter area just beyond the sidewalk in front of proposed Building A. As depicted on the enclosed Landscape Plan prepared by Environmental Land Solutions, LLC, the

⁵STAMFORD MASTER PLAN at 196 (Dec. 16, 2014).

⁶See ZONING REGULATIONS § 4.B.8.a. and MASTER PLAN at 45.

12.27.23

Applicant proposes to plant approximately 18 new trees within this planter area on its property just beyond the back of the proposed street sidewalk in the area of proposed Building A and two (2) new trees adjacent to the southernmost driveway entrance to Building B. Planting the trees in this planter area will allow for the full growth of trees adjacent to the street without any interference with the overhead utility wires and forms a uniform streetscape and planting amenity area along the entire length of Fairfield Avenue. Accordingly, the Applicant submits that the requested modification would result in a superior aesthetic while maintaining a safe sidewalk design and accomplishing the goals of Stamford's sidewalk regulations.

Schedule D
Property Description

ALL THAT CERTAIN plot, piece or parcel of land with the buildings and improvements erected thereon situated in the City of Stamford, County of Fairfield and State of Connecticut and shown on a map entitled, "Map Showing Property Surveyed for Norman F. Levy and Marvin L. Goidell Stamford, Conn.," dated March 3, 1977, by Parsons, Bromfield and Redniss, Engineers – Surveyors, Stamford, Connecticut; which map was filed as Map #9924 in the Stamford Land Records, and bounded and described as follows:

BEGINNING at a point formed by the intersections of the division line between the premises herein described and land now or formerly of Penn Central Railroad with the Westerly street line of Fairfield Avenue; running thence along the Westerly street line of Fairfield Avenue South 3° 38' 18" West 742.92 feet to a point at land now or formerly of the City of Stamford; thence along land now or formerly of the City of Stamford on a curve to the right with a radius of 1713.50 feet a distance of 428.67 feet to a point; thence south 45° 55' 10" West 128.83 feet to a point; thence South 50° 19' 10" West 110.00 feet to a point; thence along a curve to the right with a radius of 1728.00 feet a distance of 348.94 feet to a point at land now or formerly of Pitney Bowes Inc.; thence along land now or formerly of Pitney Bowes, Inc., North 25° 38' 30" West 93.43 feet to a point; thence North 43° 14' West 132.97 feet to a point at land now or formerly of Penn Central Railroad; thence along land now or formerly of Penn Central Railroad on a curve to the left with a radius of 3919.83 feet a distance of 1231.162 feet to a point; thence North 30° 29' East 311.04 feet to the point and place of BEGINNING.

TOGETHER WITH all right, title and interest, if any, of the Grantor in and to any strips or gores of land adjoining the above described premises;

TOGETHER WITH the appurtenances thereto.

TOGETHER WITH all right, title, and interest, if any, of Denis A. Healy and Esther K. Mason, as fully described in deed dated July 27, 1965 and recorded September 24, 1965 in Volume 1059, Page 229 at Page 231 of the Stamford Land Records. (the Lease Agreements referenced in said deed have not been recorded in said Land Records)

TOGETHER WITH the Easement from Murray Goldblum (a/k/a Murray A. Goldblum), Alex Goldblum (a/k/a Alex L. Goldblum and Alexander Goldblum), and Irving S. Goldblum to 375 Fairfield Avenue Associates, dated September 15, 1997 and recorded October 6, 1997 in Volume 4844, Page 346, and as shown on Map No. 10107, all of the Stamford Land Records.

TOGETHER WITH the Lease Agreement between State of Connecticut Department of Transportation and 375 Fairfield Avenue Associates, dated June 11, 2001 and recorded July 3, 2001 in Volume 5840, Page 149 of the Stamford Land Records.

TOGETHER WITH the benefits of the Settlement Agreement concerning property located at 23 & 50 Barry Place, dated July 17, 2012 and recorded September 6, 2012 in Volume 10525, Page 156 of the Stamford Land Records.

END OF PROPERTY DESCRIPTION

Schedule E
M-G Zoning Data Chart, 375 Fairfield Avenue, Stamford, CT

	Standard/Required	Existing	Proposed	Notes
Min. Lot Area	4,000 sf	408,665 sf	408,665 sf	Complies
Min. Lot Frontage	40'	742.92'	742.92'	Complies
FAR	1.0	0.43	0.67	Complies
Building Height	4 stories / 50'	2 stories / <50'	3 stories / 48'-3.25''	Complies
Building Coverage (Interior Lot)	80%	24.7%	38.3%	Complies
Min. Front Yard (to Street Line)	10'	6.3' (Building 2)	6.3' (Building 2)	Existing nonconformity, proposed buildings comply with 10' setback requirement
Min. Side Yard	None required, but if provided, must be at least 4'	0' (Building 3)	0' (Building 3)	Complies
Min. Rear Yard	15'	15.2'	15.2'	Complies
Vehicle Parking ⁷	<i>Total Required:</i> 69 additional spaces <i>(Warehouse: 1 / 2,000 sf GFA, Restaurant: 1 / 50 sf GFA)⁸</i>	Complies	98 additional spaces	Complies
EV Charging Spaces	10 spaces ⁹ (one of which must be ADA)	N/A	10 spaces (one of which is ADA)	Complies
Bicycle Parking	<i>Class A (Building A): 6</i> <i>Class A (Building B): 4</i> <i>Class B (Building A): 13</i> <i>Class B (Building B): 8</i>	N/A	<i>Class B (Building A): 19</i> <i>Class B (Building B): 12</i>	Complies ¹⁰
Loading Spaces	3 additional spaces <i>(Wholesale, Manufacturing and Storage: 2 for 40,000-80,000 sf GFA plus 1 for each additional 80,000 sf GFA)</i>	N/A	3 additional spaces	Complies

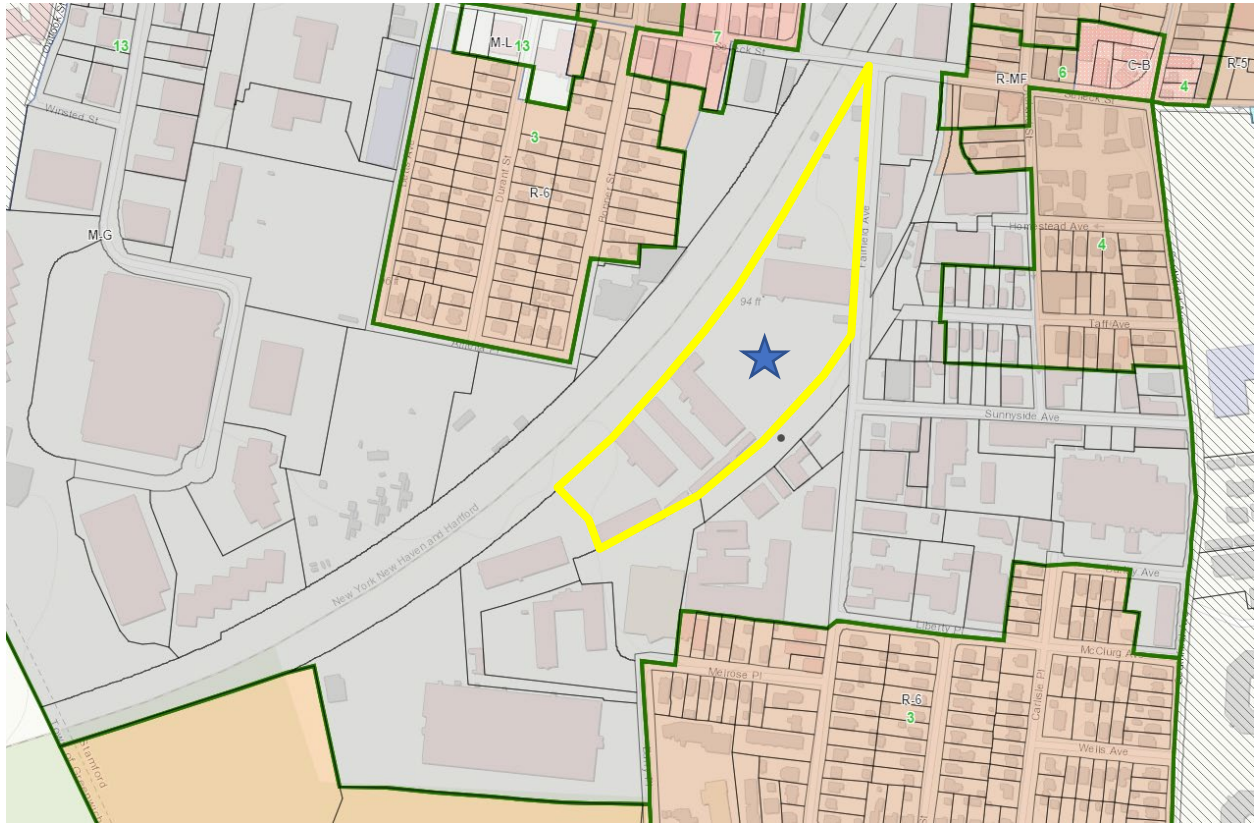
⁷The parking figures relate only to the proposed Building A and Building B.

⁸For conservative purposes, the Applicant has categorized the 1,044± sf of space that it is constructing to accommodate a fast casual restaurant as “restaurant” space.

⁹This total was calculated based on the total number of parking spaces provided (100), as opposed to the number of parking spaces required (69).

¹⁰Pursuant to § 12.J.2.b. of the Zoning Regulations, the Applicant proposes to substitute Class B Bicycle Parking for Class A Bicycle Parking because fewer than nine (9) Class A spaces are required for each building.

Schedule F
Existing Zoning Map and Aerial Photo of Property







OWNER: 375 FAIRFIELD AVE ASSOCIATES
375 FAIRFIELD AVE
STAMFORD, CT 06902

ARCHITECT: JASON LITTLE ARCHITECTS, PLLC
50 WASHINGTON STREET, SUITE 918
NORWALK, CT 06854
917-902-7962

LAND USE COUNSEL: CARMODY, TORRANCE,
SANDAK & HENNESSEY
LLP
1055 WASHINGTON BLVD
STAMFORD, CT 06901

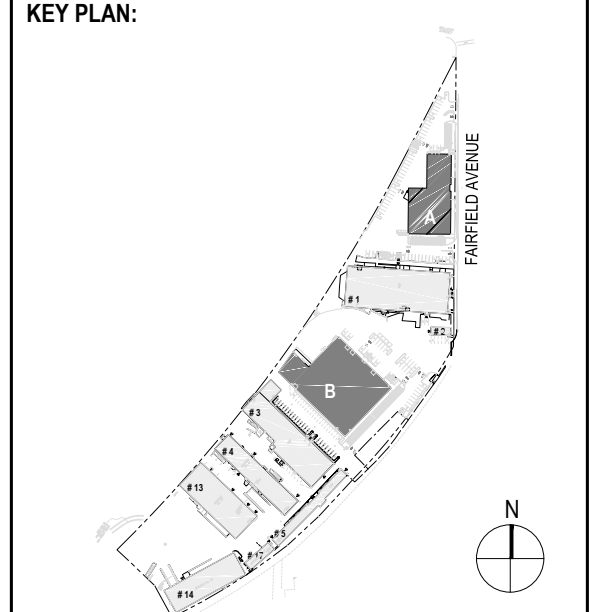
CIVIL ENGINEER: ROCCO V. D'ANDREA, INC
6 NEIL LANE
P.O. BOX 549
RIVERSIDE, CT 06878

TRAFFIC ENGINEER: SLR CONSULTING
195 CHURCH ST, 7TH FL
NEW HAVEN, CT 06510

LANDSCAPE DESIGN: ENVIRONMENTAL LAND
SOLUTIONS
8 KNIGHT STREET, #203
NORWALK, CT 06851

MARK	DATE	DESCRIPTION

12/27/23 SITE PLAN APPLICATION



PROJECT LOCATION:
375 FAIRFIELD AVE
MBLU: 001 / 3193 PID: 4656

DRAWING TITLE:
BLDG A - 3RD FLOOR PLAN

DWG #
A-11

SEAL & SIGNATURE

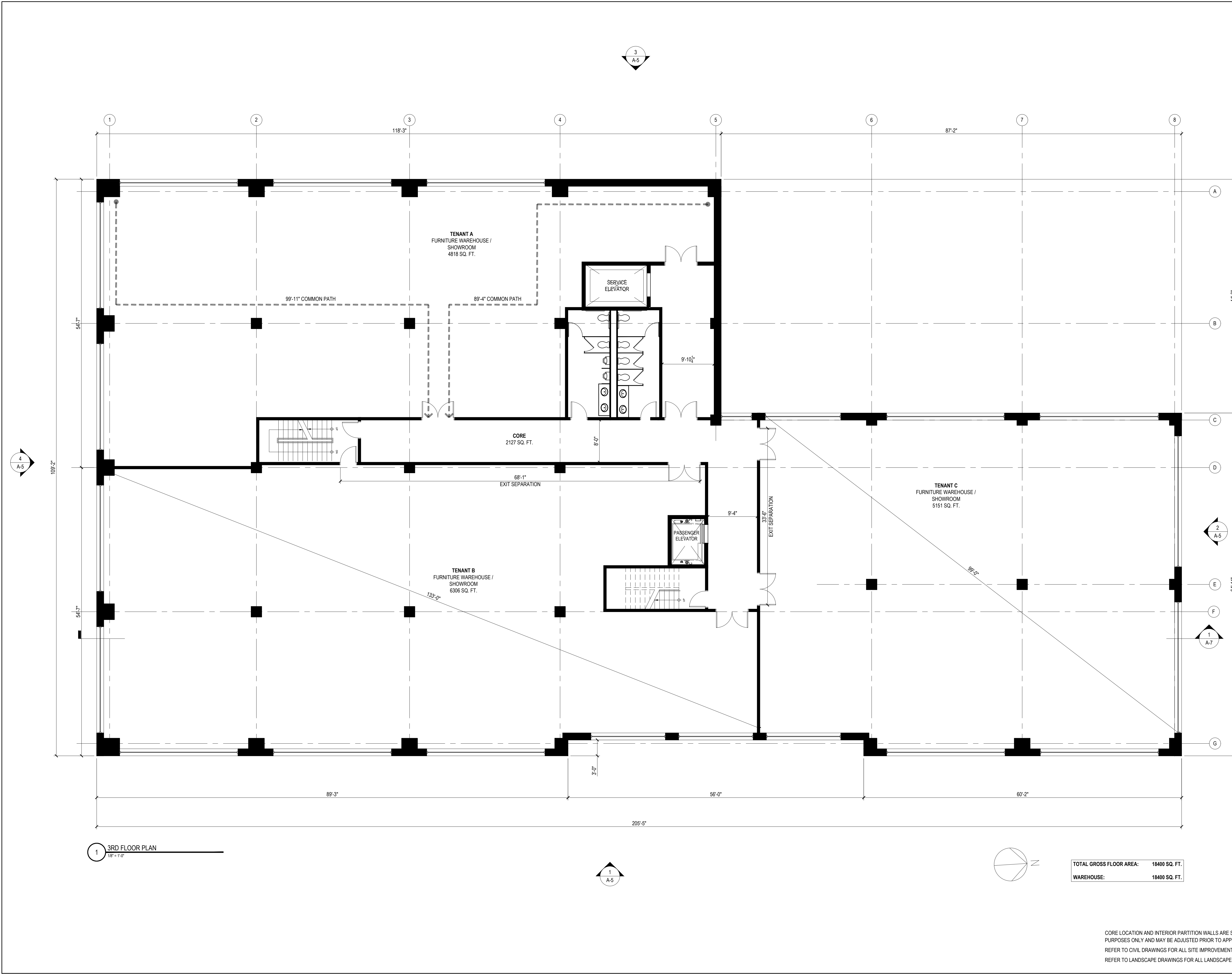
DATE: 12/27/2023

PROJECT #: 2308

SCALE: AS NOTED

PAGE # - of -

PERMIT APPLICATION #: TBD
FOR BUILDING DEPARTMENT USE:



TOTAL GROSS FLOOR AREA: 18400 SQ. FT.
WAREHOUSE: 18400 SQ. FT.

CORE LOCATION AND INTERIOR PARTITION WALLS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE ADJUSTED PRIOR TO APPLICATION FOR BUILDING PERMIT. REFER TO CIVIL DRAWINGS FOR ALL SITE IMPROVEMENTS REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPE INFORMATION



OWNER: 375 FAIRFIELD AVE ASSOCIATES
375 FAIRFIELD AVE
STAMFORD, CT 06902

ARCHITECT:
 JASON LITTLE ARCHITECTS, PLLC
50 WASHINGTON STREET, SUITE 918
NORWALK, CT 06854
917-902-7962

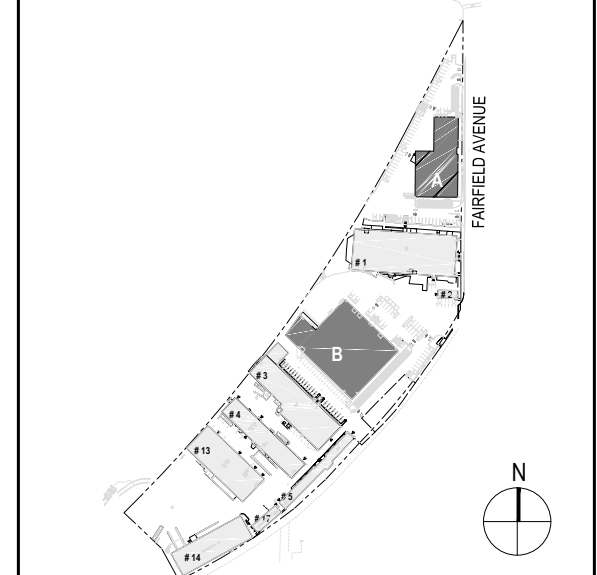
LAND USE COUNSEL: CIVIL ENGINEER:
CARMODY, TORRANCE, SANDAK & HENNESSEY LLP 1055 WASHINGTON BLVD STAMFORD, CT 06901
ROCCO V. D'ANDREA, INC 6 NEIL LANE P.O. BOX 549 RIVERSIDE, CT 06878

TRAFFIC ENGINEER: ENVIRONMENTAL LAND DESIGN:
SLR CONSULTING 195 CHURCH ST, 7TH FL NEW HAVEN, CT 06510
ENVIRONMENTAL LAND SOLUTIONS 8 KNIGHT STREET, #203 NORWALK, CT 06851

MARK	DATE	DESCRIPTION

12/27/23 SITE PLAN APPLICATION

KEY PLAN:



PROJECT LOCATION:

375 FAIRFIELD AVE
MBLU: 001 / 3193 PID: 4656

DRAWING TITLE:
BLDG B - ROOF PLAN

DWG # **A-14**

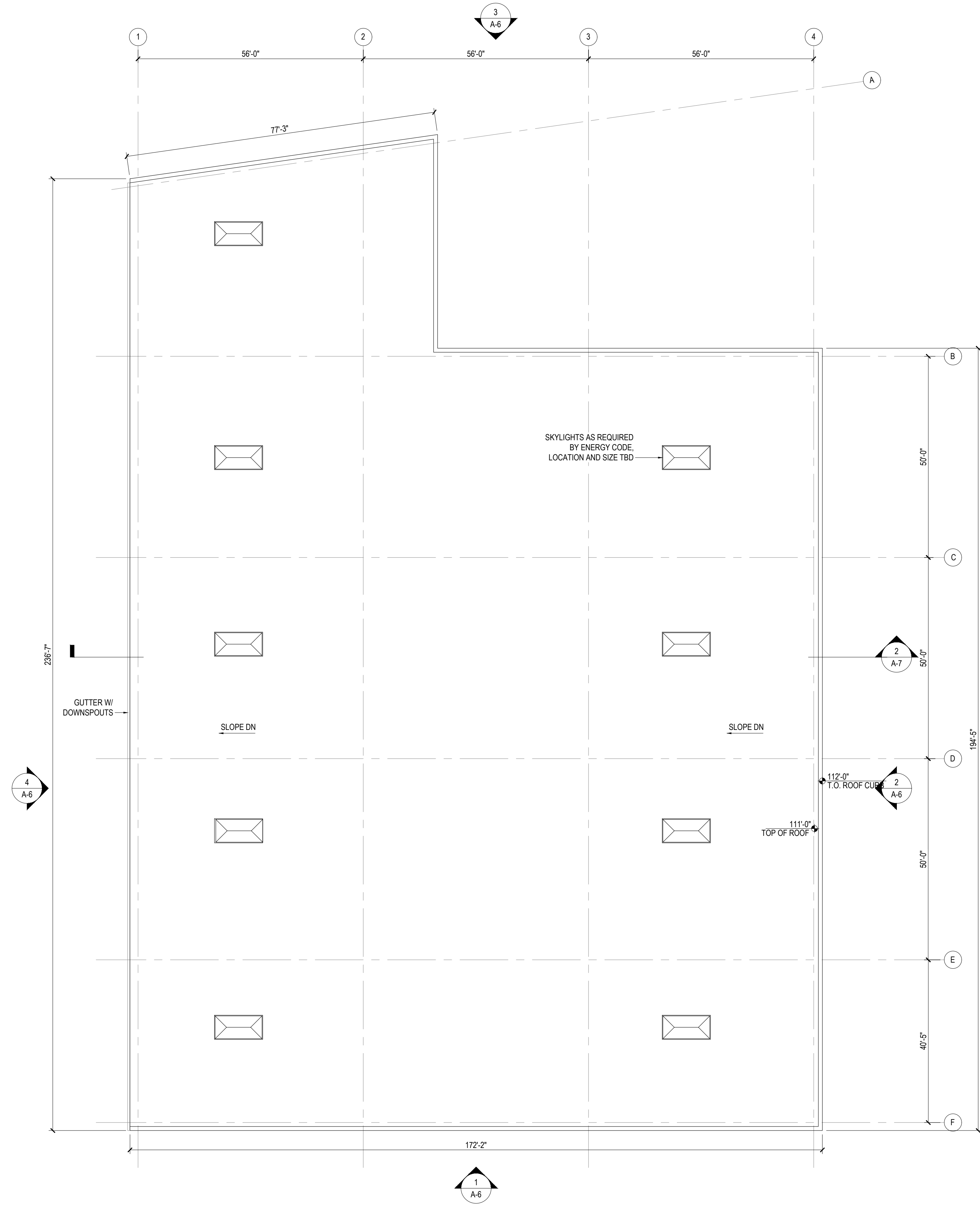
SEAL & SIGNATURE DATE: 12/27/2023

PROJECT #: 2308

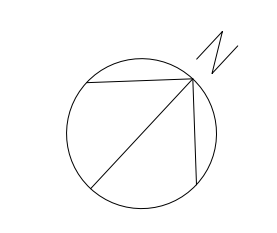
SCALE: AS NOTED

PAGE # - of -

PERMIT APPLICATION #: TBD FOR BUILDING DEPARTMENT USE:



1 BLDG B ROOF PLAN
1/16" = 1'-0"



CORE LOCATION AND INTERIOR PARTITION WALLS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE ADJUSTED PRIOR TO APPLICATION FOR BUILDING PERMIT. REFER TO CIVIL DRAWINGS FOR ALL SITE IMPROVEMENTS REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPE INFORMATION