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RECEIVED

JAN 11 2024

PLANNING BOARD

January 11, 2024

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

**RE: ZB APPLICATION #222-32(MOD) - CP VIII 100 CLINTON, LLC -
100 & 101 CLINTON AVENUE - Special Permit**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, January 9, 2024, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is seeking a Special Permit approval pursuant to Section 7.4.D.3 of the Stamford Zoning Regulations to make a \$12,953,280.00 contribution to the Stamford Affordable Housing Trust (AHTF) fund in lieu of providing onsite Below Market Rate (BMR) apartments.

Jason Klein, Carmody Torrance Sandak & Hennessey, LLP, representing the applicant, made a presentation and answered questions from the Board.

After considerable discussion about BMRs, affordability in the Downtown area and the Mill River corridor, and the importance of having BMR units on site while also acknowledging the importance of funding the AHTF, Ms. Godzeno recommended **approval of ZB Application #222-32(MOD)** with the recommendation that a percentage of the required BMR units (47) be provided onsite at 65% to 80% AMI and the balance of the requirement would be paid as fee-in-lieu into the AHTF. (Ms. Godzeno's suggested calculations were that 12% of the units be provided at 80% AMI or 8% of the units be provided at 65% AMI, which would be equivalent to about one-half of the AHTF contribution [\$6.5 - \$7M] and leave the balance to be placed into the Trust Fund) and this request is compatible with the neighborhood and is in general harmony with Master Plan Category #5 (Residential - High Density Multifamily).

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac