

From: Buttenwieser, Luke <LButtenwieser@StamfordCT.gov>

Sent: Tuesday, February 20, 2024 10:04 AM

To: Blessing, Ralph <RBlessing@StamfordCT.gov>; Mathur, Vineeta <VMathur@StamfordCT.gov>

Cc: Petise, Frank <FPetise@StamfordCT.gov>

Subject: 224-05 TTP Comments

Hi Ralph and Vineeta,

For the text change application 224-05, TTP offers the following comment:

- Changing Section 1.A.1d to read “To *manage* congestion on Streets and support all modes of transportation”

Thanks.

Luke Buttenwieser

Transportation Planner

City of Stamford

Transportation, Traffic & Parking

888 Washington Blvd., 7th Floor

Stamford, CT 06901

Office: (203) 977-1742

Cell: (203) 356-5789

To: Vineeta Mathur, Principal Planner

From: Kristin Floberg, Senior Planner

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

Date: February 15, 2024

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>

Sent: Thursday, February 15, 2024 10:34 AM

To: Kristin Floberg <kfloberg@westcog.org>

Subject: City of Stamford -Zoning Board - New Application 224-05

Hi Kristin,

Please see attached a new application (224-05) for your review and comments.

Thanks Tracy

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

Associate Planner
Lindsey Cohen
(203) 977-4388
lcohen@stamfordct.gov

RECEIVED

March 4, 2024

MAR - 4 2024

ZONING BOARD

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

RE: ZB APPLICATION #224-05 - STAMFORD ZONING BOARD - Text Change

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, February 27, 2024, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing a Text Change seeking to better align the Purpose Section of the City of Stamford Zoning Regulations with the updated regulations of Section 8-2 of the Connecticut General Statutes. Section 8-2 was amended by Public Act 21-29, which was approved on June 10, 2021.

Ralph Blessing, Land Use Bureau Chief, made a presentation and answered questions from the Board.

After a brief discussion, the Planning Board unanimously voted to recommend *approval* of *ZB Application #224-05*. The Planning Board found this request to be in general harmony with the 2015 Master Plan.

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac

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

INTEROFFICE MEMORANDUM

February 15, 2024

To: Vineeta Mathur Principal Planner

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

Subject:

**- Text Changes
Zoning Application No. 224 -05,06,& 07**

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

Application 224-05:

The Engineering Department of the City of Stamford has reviewed this application and has determined that the proposal has no impact on any authority of this Department.

Application 224-06:

The Engineering Department of the City of Stamford has reviewed this application and has determined that the proposal has no impact on any authority of this Department.

Application 224-07:

The Engineering Department of the City of Stamford has reviewed this application and has determined that the proposal has no impact on any authority of this Department.

The Engineering Department has no objection to these applications continuing with the approval process. In accordance with the City of Stamford's MS4 Permit, we encourage water quality improvements, minimizing impervious surfaces and LIDs. Developments will have to comply with the City of Stamford Drainage Manual.

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

Reg. No. 46



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

February 15, 2024

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

From: Robert Clausi, EPB Executive Director 

Subject: ZB Application 224-05
City of Stamford – Zoning Board – Text Change

EPB staff has reviewed the above-referenced application for a proposed text change to better align the Purpose Section of the City of Stamford Zoning Regulations with the updated regulations of Section 8-2 of the Connecticut General Statutes, as amended by Public Act 21-29 approved on June 10, 2021.

EPB appreciates that the protection of water resources and several other focal points of EPB's efforts are proposed to be added as goals of the Zoning Regulations, and that the importance of taking action to address climate change has been included, as EPB also plans to do in the purpose section of the pending revision of its Inland Wetlands & Watercourses Regulations.

EPB has no objection to this text change moving forward through the Zoning Board's review process and appreciates being given the opportunity to provide these comments.

MAYOR
CAROLINE SIMMONS



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DR DAMIAN ORTELLI
VICE CHAIRMAN
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CITY OF STAMFORD, CONNECTICUT
HARBOR MANAGEMENT
COMMISSION

90 Magee Avenue
Stamford, Connecticut 06902

April 6, 2024

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

Subject: Application 224-05: City of Stamford Zoning Board– Zoning Text Changes

Dear Ms. Mathur:

The Stamford Harbor Management Commission (SHMC) has reviewed the above-referenced application prepared by the Stamford Zoning Board, 888 Washington Boulevard, Stamford, CT, to amend the Purpose section of the Zoning Regulations to better align with a section of the General Statutes intended to facilitate provision of housing. Our review is in accordance with requirements set forth in the General Statutes, Stamford Code of Ordinances, and *Stamford Harbor Management Plan*.

The SHMC discussed this matter during its meeting on March 19, 2024 and approved a motion to express **no objection** to the application and to transmit to the Zoning Board the following SHMC comments and recommendations as discussed during the meeting.

Comments:

1. The SHMC will review, when submitted, individual development proposals that are subject to the zoning text change and that may affect the Harbor Management Area.
2. An important goal of planning and regulating development in the coastal floodplain should be to reduce the vulnerability of lives and property to flooding and other coastal hazards.
3. It should be recognized that proposals that would increase residential development in the coastal floodplain may not be consistent with public goals for achieving and maintaining coastal resiliency in response to coastal hazards, including rising sea level.

Please be advised that the SHMC reserves its right to continue to review the proposed text change and provide additional comments at such time as the proposal may be modified, 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.

Sincerely,

Dr. Damian Ortelli

Dr. Damian Ortelli
Chairman, Stamford Harbor Management Commission

cc:

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