

MAYOR  
**Caroline Simmons**



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

DIRECTOR OF OPERATIONS  
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Land Use Bureau Chief  
**Ralph Blessing**

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(203) 977-4716  
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March 14, 2024

MAR 20 2024

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

**RE: ZB APPLICATION #224-06 - STAMFORD ZONING BOARD - Text Change**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, March 12, 2024, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing a change to the Stamford Zoning Regulations intended to increase the supply of housing for seniors and people with disabilities. In addition, the proposed change would allow senior and disabled day services and would update and streamline regulations.

Emily Gordon, Director of Housing and Community Development, made a presentation and answered questions from the Board.

After considerable discussion, the Planning Board unanimously voted to recommended **approval** of **ZB Application #224-06** and found this request to be in general harmony with the 2015 Master Plan.

Sincerely,

**STAMFORD PLANNING BOARD**

Theresa Dell, Chair

TD/lac

**From:** Buttenwieser, Luke <[LButtenwieser@StamfordCT.gov](mailto:LButtenwieser@StamfordCT.gov)>  
**Sent:** Tuesday, February 20, 2024 10:06 AM  
**To:** Blessing, Ralph <[RBlessing@StamfordCT.gov](mailto:RBlessing@StamfordCT.gov)>; Mathur, Vineeta <[VMathur@StamfordCT.gov](mailto:VMathur@StamfordCT.gov)>  
**Cc:** Petise, Frank <[FPetise@StamfordCT.gov](mailto:FPetise@StamfordCT.gov)>  
**Subject:** 224-06 TTP Comments

Hi Ralph and Vineeta,

For Text Change application 224-06, TTP offers no comments. We concur with the proposed parking regulation changes as well as the as of right component.

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 16, 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](mailto:TBriscoe@StamfordCT.gov)>

**Sent:** Thursday, February 15, 2024 11:28 AM

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

**Subject:** City of Stamford- Zoning Board - New Applicaiton - 224-06

Hi Kristin,

Please see attached a new application (224-06) for your review and comments.

Thanks Tracy

# 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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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

MAYOR  
CAROLINE SIMMONS



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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: Applications 224-06; 224-07; 224-09; and 224-10: City of Stamford Zoning Board– Zoning Text Changes**

Dear Ms. Mathur:

The Stamford Harbor Management Commission (SHMC) has reviewed the above-referenced applications prepared by the Stamford Zoning Board, 888 Washington Boulevard, Stamford, CT, to amend certain sections of the Zoning Regulations for the purposes described in the applications. 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 agreed that the proposed text changes are not expected to have significant impacts on the Harbor Management Area. Accordingly, the SHMC approved a motion to express **no objection** to the applications with the understanding that the SHMC will review, when submitted, individual development proposals that are subject to the zoning text changes and that may affect the Harbor Management Area.

Please be advised that the SHMC reserves its right to continue to review the proposed text changes and provide additional comments at such time as the proposals may be modified, additional information is provided, or the proposals are 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:

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