

# 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:**

**91 Hope Street - Joseph J. Capalbo, II  
Zoning Application No. 223-23**

The Engineering Bureau received a Zoning Application for a Map Change proposing to rezone 91 Hope Street from the R-7 1/2 (Single Family, Low Density) Zone to the proposed RM-1 (Multiple Family, Low Density Design District) Zone.

The following documents were reviewed:

- "Proposed Revision of Zoning Districts at 91 Hope Street" by D'Andrea Surveying & Engineering, PC dated 5/9/21

- "Conceptual "R-5" Development, 91 Hope Street, Development Sketch" by D'Andrea Surveying & Engineering, PC dated 5/16/23

The Engineering Bureau has determined that the Map Change application does not affect the authority of this department, therefore, offers no objection to the application proceeding with the approval process.

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

Reg. No. 200

MAYOR  
**CAROLINE SIMMONS**

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



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

**RECEIVED**  
**JUL 20 2023**  
**ZONING BOARD**

**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, PE  
Transportation Bureau Chief

  
  
**Jianhong Wang, PE, PTOE, RSP1**  
Traffic Engineer

**DATE:** July 18, 2023

**RE:** Zoning Board Application 223-23

Application #223-23

91 Hope Street  
Joseph J. Capalbo

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

- Zoning Board application received June 20, 2023;
- Map change narrative;
- Supporting information;
- Conceptual R-5 Development Sketch prepared by D'Andrea Surveying and Engineering dated May 16, 2023; and,
- Traffic Assessment prepared by SLR dated June 9, 2023.

The TTP Department has determined that there will be minimal traffic impacts associated with the proposed Map Change of the site. The TTP Department recommends that the following shall be addressed during the Site Plan application:

1. The sidewalks along the property frontage shall be rebuilt in kind. Plant street trees in the amenity area without blocking the sight lines for motorists exiting the site driveway onto Hope Street.

2. Install sidewalks within the site and connect to the sidewalks on Hope Street. Consider traffic calming within the site.

MAYOR  
Caroline Simmons



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)

CITY OF STAMFORD  
PLANNING BOARD  
LAND USE BUREAU

RECEIVED

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

888 WASHINGTON BOULEVARD  
STAMFORD, CT 06904 -2152

JUN 30 2023

June 29, 2023

ZONING BOARD

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

**RE: ZB APPLICATION #223-23 - JOSEPH J. CAPALBO II, ESQ. - 91 HOPE STREET - Map Change**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, June 27, 2023, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to rezone 91 Hope Street from the present R-7½ (Single-Family, Low Density) to proposed RM-1 (Multiple Family, Low Density, Design District).

Joseph J. Capalbo II, Esq., representing the applicant, made a presentation and answered questions from the Board.

After considerable discussion, the Planning Board unanimously voted to recommend *approval* of **ZB Application #223-23** with the condition that future development will be more neighborhood friendly than the preliminary site plans submitted i.e., reducing the number of units from twenty-seven (27), decreasing the number of parking spaces, increasing green space and landscaping, providing an outdoor amenity such as a playground or gazebo, and proposing traffic calming measures for adjacent streets. When the future development is in front of the Planning Board, there should be a discussion of how the project will meet the City's BMR requirements, specifically with respect to ownership vs rental affordable units; and that this request is compatible with the neighborhood and consistent with Master Plan Category #3 (Residential - Low Density Multifamily) and supports the following Master Plan policies and strategies:

- Strategy 6C.2: Promote the development of a variety of housing types.
- Policy 7H: Encourage Infill Development.
- Belltown, Glenbrook and Springdale Policy 1: Create vibrant mixed-use centers that are pedestrian- and transit-friendly.

Sincerely,

**STAMFORD PLANNING BOARD**

Theresa Dell, Chair

TD/lac



City of Stamford  
ENVIRONMENTAL PROTECTION BOARD  
INTEROFFICE CORRESPONDENCE

June 22, 2023

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

From: Robert Clausi, EPB Executive Director 

Subject: Zoning Board Application 223-23 / Application for Zoning Map Change  
Joseph J. Capalbo, II for Bridgeport RC Diocesan Corp. / 91 Hope Street

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EPB staff has reviewed the above-referenced application to change the zoning designation of 91 Hope Street from the R-7½ Zone to the RM-1 Zone. This property is not known to contain inland wetlands and watercourses or conservation easement areas, is not located in the Coastal Management Area, and is not located within a Special Flood Hazard zone (Zone X, FIRM Panel 09001C0509F). EPB has no objection to the proposed map change.

The applicant's submission includes a conceptual plan for a multi-family town house style development that – if actually proposed – would require EPB review and approval of erosion and sediment control measures, stormwater management facilities, landscaping, and other items.

Thank you for the opportunity to comment.