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

June 27, 2024

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

**RE: ZB APPLICATION #224-27 - FIRST NATIONAL JOINT VENTURE, LLC &
CANAL STREET FUND, LLC - 18 DOCK STREET - Special Permit**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, June 25, 2024, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

This Special Permit pursuant to Section 7.4.C.1.g requests a modification to the method of Below Market Rate (BMR) compliance by providing larger units at lower affordability levels.

William Hennessey, Carmody Torrance Sandak Hennessey LLP, made a presentation and answered questions from the Board.

After some discussion, the Planning Board unanimously voted to recommended *approval* of *ZB Application #224-27* and found this to be in general harmony with the 2015 Master Plan and is aligned with the Master Plan in that it directs higher intensity uses Downtown (Strategy 3B.1).

Sincerely,

STAMFORD PLANNING BOARD

A handwritten signature in blue ink, appearing to read "Theresa Dell", is written over the printed name.

Theresa Dell, Chair

TD/lac

RECEIVED

JUN 27 2024

ZONING BOARD