

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

November 13, 2024

To: Vineeta Mathur Principal Planner

From: Willetta Capelle P.E. - Coordinator of Site Plan Reviews and Inspections

Subject: MOD - Text Change
888 Washington Boulevard - City of Stamford
Zoning Application No. 224-31

The Engineering Department received documents to amend the City of Stamford Zoning Regulations to clarify the regulations for the users. The sections included in the amendment are: 3.B. Permitted Obstructions, 3.B. Substantial Renovation or Alterations, 4.E. Pet Stores, 3.B. Lot Corner, 4.E. Public Charitable Institution, 2.F. Parking Management Plans, 2.G. Transportation Demand Management Plans, 9.R.5.b(2), 5.E.4, 5.U.3, 5.II.4, 12.J.1 Bicycle Parking Applicability Requirement, 12.L.2 Parking Standards for Electric Vehicles, 12.K.6.a and b Street Tree Planting Requirement, 6.B.12 General Requirements for PAAS, Appendix B, 7.K. and 2.E.3.

The following documents were reviewed:

-NARRATIVE Application 224-31 MOD: Proposed Amendments to Various Sections of the City of Stamford Zoning Regulations dated 9/26/24

-Application 224-31 MOD - Proposed Amendments to Various Sections of the City of Stamford Zoning Regulations dated 10/10/24

The Engineering Department offers the following comments:

1) Regarding the proposed amendment to Section 3.B Permitted Obstructions: Any permitted obstruction must be located completely on private property and not encroach on the City Right of Way. In addition, all retaining walls are subject to review and approval by the Building and Engineering Departments, and a building permit may be required. All permitted obstructions must meet sight line requirements, subject to Traffic Department approval. Stormwater runoff from the permitted obstructions must be at least 10 feet from all property lines, consistent with the Stormwater Drainage Manual.

2) Regarding the proposed amendment to Section 3.B Lot Corner: Any parking on lot corners may be subject to sight line requirements and Traffic Department approval.

The Engineering Department does not object to the remainder of the aforementioned modifications to the Zoning Regulations proceeding with the Zoning approval process.

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

CC: Frank Petise

Reg. No. 308

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

October 30, 2024

RECEIVED

OCT 30 2024

ZONING BOARD

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

RE: ZB APPLICATION #224-31(MOD) - STAMFORD ZONING BOARD - Text Change

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, October 29, 2024, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

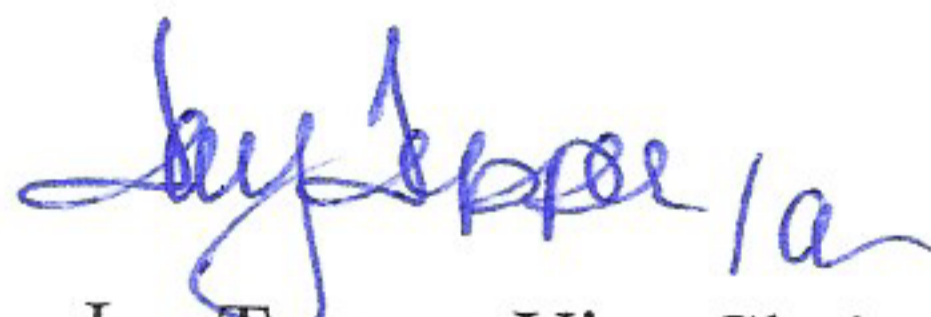
The purpose of this amendment to the City of Stamford Zoning Regulations is to clarify the Regulations for the users.

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 recommended *approval* of **ZB Application #224-31(MOD)** and found this request is in general harmony with the 2015 Master Plan.

Sincerely,

STAMFORD PLANNING BOARD


Jay Tepper, Vice Chair

JT/lac

From: [Kristin Floberg](#)
To: [Fahan, Courtney](#)
Subject: RE: City of Stamford - Zoning Board - New Application 224-31 MOD
Date: Friday, October 25, 2024 11:53:49 AM
Attachments: [224-31 MOD - Cover Memo.pdf](#)
[Application - Signed.pdf](#)
[Narrative OddsNEnds Filing Version.pdf](#)
[TEXT - Zoning Odds N Ends Filing Version.pdf](#)

To: Vineeta Mathur, Principal Planner

From: Kristin Floberg, Senior Planner

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

Date: October 25, 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: Fahan, Courtney <CFahan@StamfordCT.gov>
Sent: Friday, October 11, 2024 11:00 AM
To: Kristin Floberg <kfloberg@westcog.org>
Subject: City of Stamford - Zoning Board - New Application 224-31 MOD

Good morning,

Attached please find Zoning Board Application 224-31 MOD for you review and comments.

Thank you

Courtney Fahan
City of Stamford
Land Use Bureau
888 Washington Blvd, 7th Floor
Stamford, CT 06901
(203) 977-4719



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

October 16, 2024

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

From: Robert Clausi, EPB Executive Director 

Subject: ZB Application 224-31 MOD
Stamford Zoning Board / Text Change

EPB staff has reviewed the above-referenced application to make clarifying revisions to several sections of the Stamford Zoning Regulations.

EPB has no objection to any of the proposed revisions moving forward through the Zoning Board's review process. EPB notes that the proposed amendment to Section 3.B with the added new definition for "Market Value" plus the deletion of the current conflicting definition in Section 9.B.2.cc. will eliminate a contradiction in the current regulations and allow the "Substantial Renovation or Alterations" standard to be applied uniformly in all cases going forward.

Thank you for the opportunity to review these changes.