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**CITY OF STAMFORD, CONNECTICUT
HARBOR MANAGEMENT AND
SHELLFISH COMMISSION**

90 Magee Avenue
Stamford, Connecticut 06902

VIA EMAIL
vmathur@stamfordct.gov

March 31, 2025

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

**Subject: Applications 225-03, 225-04, 225-06, and 225-07 – City of Stamford, Zoning Board, 888 Washington Blvd., Stamford, CT, Zoning Text Changes.
Statement of NO OBJECTION by the Harbor Management Commission**

Dear Ms. Mathur:

The Stamford Harbor Management Commission (SHMC) has reviewed the above-referenced applications prepared by the City of Stamford Zoning Board to amend the text of the Zoning Regulations to update references, consolidate certain sections, add some additional land-use controls, and accomplish other stated objectives.

The applications were referred to the SHMC with your memos of, respectively, February 4, 5, 24, and 25, 2025. 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 the referenced applications during its meeting on March 18, 2025 and approved a motion to express no objection to the applications insofar as the proposed zoning text amendments are not expected to significantly impact the Harbor Management Area, and with the understanding that the SHMC will review, when submitted, individual development proposals that are subject to the zoning text amendments and that may affect the Harbor Management Area.

Please be advised that the SHMC reserves its right to continue to review the proposed zoning text amendments 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.

Sincerely,

Dr. Damian Ortelli

Dr. Damian Ortelli
Chairman, Stamford Harbor Management Commission

cc:

Sam Abernethy, SHMC Application Review Committee Chair
Frank Baldassare, Jr., Marina Supervisor
Courtney Fahan, Land Use Clerk
Karen Michaels, CT DEEP Land and Water Resources Division
Maria Vazquez-Goncalves, SHMC Administrator

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

March 12, 2025

RECEIVED

MAR 13 2025

ZONING BOARD

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

RE: ZB APPLICATION #225-07 - CITY OF STAMFORD ZONING BOARD - Text Change

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, March 11, 2025, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

The purpose of this Text Change is to consolidate the Regulations for all Single-Family Districts (RA-1, RA-2, RA-3, R-7½, R-10, R-20) into one section thus increasing usability of the Regulations. The proposed changes would also add additional land use controls, such as Floor Area Ratio and Lot Coverage, and rationalize the uses permitted in Single-Family Districts.

Vineeta Mathur, Principal Planner, made a brief presentation and answered questions from the Board.

After a brief discussion, the Planning Board unanimously voted to recommended **approval** of **ZB Application #225-07** and found this to be in general harmony with the 2015 Master Plan.

Sincerely,

STAMFORD PLANNING BOARD

Jennifer Godzeno, Chair

JG/lac

From: [Buttenwieser, Luke](#)
To: [Mathur, Vineeta](#); [Fahan, Courtney](#)
Cc: [Petise, Frank](#)
Subject: ZB Applications 225-06 and 225-07
Date: Monday, March 24, 2025 5:10:31 PM
Attachments: [image001.png](#)

Hi Vineeta,

We have no comments on ZB Applications 225-06 and 225-07.

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) 705-1573

Stamford has committed to zero roadway deaths by 2032.

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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 25, 2025

To: Vineeta Mathur Principal Planner

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

Subject:

- Text Changes
Zoning Application No. 225-07

The Engineering Department of the City of Stamford has reviewed the above-mentioned application for text change to consolidate the regulations for all single family districts.

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.

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

Reg. No. 53



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

February 25, 2025

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

From: Robert Clausi, EPB Executive Director

A handwritten signature in black ink, appearing to be "R. Clausi", followed by a horizontal line.

Subject: ZB Application 225-07
Stamford Zoning Board / Text Change

EPB staff has reviewed the above-referenced application for text amendments of the Stamford Zoning Regulations.

EPB supports the proposed amendments regarding lot coverage limitations and landscape buffers, as implementation of these changes will conserve trees and pervious soil surfaces, which in turn will reduce stormwater runoff and preserve water quality.

Otherwise, EPB has no comment on this proposal and has no objection to these text changes moving forward through the Zoning Board's review process. Thank you for the opportunity to review these changes.

From: [Tucker Beckett](#)
To: [Fahan, Courtney](#)
Cc: [Kristin Floberg](#)
Subject: FW: City of Stamford - New Application - 225-07
Date: Tuesday, February 25, 2025 12:15:48 PM
Attachments: [225-07 - Cover Memo - WCCOG.pdf](#)
[Narrative Single Family.pdf](#)
[Single Family Uses.pdf](#)
[Single Family.pdf](#)
[225-07 - Application - Signed.pdf](#)

Good afternoon,

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 regional staff is making no comment.

Please send future referrals to referrals@westcog.org

Best,
Tucker

From: Kristin Floberg <kfloberg@westcog.org>
Sent: Tuesday, February 25, 2025 10:07 AM
To: Tucker Beckett <tbeckett@westcog.org>
Subject: FW: City of Stamford - New Application - 225-07

From: Fahan, Courtney <CFahan@StamfordCT.gov>
Sent: Tuesday, February 25, 2025 9:55 AM
To: Kristin Floberg <kfloberg@westcog.org>
Subject: City of Stamford - New Application - 225-07

Good Afternoon,

Attached please find Zoning Board Applications 225-07 for you review and comments.

Thank you

Courtney Fahan

Land Use Clerk

City of Stamford

888 Washington Blvd, 7th Floor

Stamford, CT 06901

(203) 977-4719