

MAYOR  
**Caroline Simmons**



**CITY OF STAMFORD  
ZONING 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](mailto:vmathur@stamfordct.gov)

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

**RECEIVED**

July 23, 2025

Ms. Jennifer Godzeno, Chair, Planning Board  
Land Use Bureau, City of Stamford  
888 Washington Blvd.  
Stamford, CT 06904

**JUL 23 2025**

**PLANNING BOARD**

**RE: Application 225-25- The Stamford Hospital, 31 Wright Street, Stamford, CT, - Map Change.**

Applicant is proposing a map change for the 31 Wright Street property from the current R-5 (Multiple Family Medium Density Design) Zoning District to the proposed HCDD (Hospital Complex Design District) Zoning District.

**Application 225-26- The Stamford Hospital, 31 Wright Street, Stamford, CT, - Site & Architectural Plans and/or Requested uses and General Development Plan.** Applicant is proposing to construct a new parking lot and to modify the General Development Plan to incorporate the Wright Street Property.

Dear Ms. Godzeno:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Map Change, Site & Architectural Plans and/or Requested Uses and General Development Plan is hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by **August 27, 2025.**

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,

*Vineeta Mathur*

Vineeta Mathur  
Principal Planner

July 8, 2025

RECEIVED

VIA E-MAIL & HAND DELIVERY

Ms. Lindsey Cohen  
Associate Planner, Land Use Bureau  
City of Stamford  
888 Washington Boulevard  
Stamford, CT 06901  
[LCohen@StamfordCT.gov](mailto:LCohen@StamfordCT.gov)

JUL 23 2025

PLANNING BOARD

**RE: Zone Map Change and Modification of General Development Plan and Final Plan Approval**  
**Property Address: 31 Wright Street (Parcel ID #000-1874)**  
**Applicant: The Stamford Hospital**

Dear Ms. Cohen:

Our firm represents The Stamford Hospital (the "Applicant"), the owner of 31 Wright Street, Stamford, Connecticut (the "Property"). The Property is on the westerly side of Spruce Street, is approximately .197 acres, zoned R-5 (Multi-Family Medium Density Design District), and designated Master Plan Category 3. The Property previously had a residential dwelling and detached garage, both of which were recently demolished.

The Applicant seeks to rezone the Property to the HCDD zone (Hospital Complex Design District) to facilitate and, if approved, incorporate the parcel as additional surface parking for patients and visitors on the Stamford Hospital campus.

Enclosed please find additional copies of the following application materials to provide to the Planning Board:

- Seven (7) copies of the following application forms and associated schedules:
  - Application for Zone Map Change;
  - Application for Modification to General Development Plan;
  - Application for Final Site Plan Approval;
  - Schedule A – List of Plans & Reports;
  - Schedule B – Project Narrative;
  - Schedule C – Legal Description of Property;
  - Schedule D – Existing Zoning Map and Aerial Photo of Property;

- Seven (7) reduced-size copies of the following plans:
  - General Location Survey prepared by Redniss & Mead dated June 13, 2025 and titled “General Location Survey depicting Revised General Development Plan”;
  - Zone Change Exhibit depicting 31 Wright Street prepared by Redniss & Mead, dated June 4, 2025;
  - Easement Map prepared by Redniss & Mead, dated June 3, 2025 and titled “Easement Map depicting Road Widening Easement “D””;
  - Property Survey prepared by Redniss & Mead, dated June 13, 2025 titled “Property Survey depicting Consolidation of Parcels”;
  - Site Development Plan prepared by Redniss & Mead dated June 13, 2025 and titled “Site Development Plan depicting 1 Hospital Plaza”;
  - Sediment & Erosion Control Plan prepared by Redniss & Mead dated June 13, 2025 and titled “Sediment & Erosion Control Plan”;
  - Landscape Plan prepared by Environmental Land Solutions, LLC, dated June 6, 2025, titled: “Landscape Plan”;

We look forward to advice as to when the Planning Board will consider this proposal. At that time, I kindly ask that members of our development team and I be given an opportunity to briefly describe the proposal. Please contact me should you have any questions. As always, thank you for your time and attention regarding this matter.

Sincerely,

William J. Hennessey

cc: Edward Oldak  
Lisa Mose  
Dev. Team



**APPLICATION FOR APPROVAL OF SITE & ARCHITECTURAL PLANS AND / OR REQUESTED USES**

Complete, notarize, and forward **thirteen (13) copies and one (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filing fee (see **Fee Schedule below**), payable to the City of Stamford.

**NOTE:** Cost of required Public Hearing advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

**(GENERAL DEVELOPMENT PLAN)**

**Fee Schedule**

General Development Plan – Sites 20,000 sq. ft. or less parcel area.	<b>\$460.00</b>
General Development Plan – Sites more than 20,000 sq. ft. or parcel area.	<b>\$460 + \$20 per 1,000 sq. ft. in excess of 20,000 sq. ft.</b>

APPLICANT NAME (S): The Stamford Hospital

APPLICANT ADDRESS: c/o Agent: William J. Hennessey, 1055 Washington Boulevard, 4th Floor, Stamford, Connecticut 06901

APPLICANT PHONE #: c/o Agent: 203-425-4200

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 31 Wright Street, Stamford, CT

ADDRESS OF SUBJECT PROPERTY: 31 Wright Street, Stamford, CT

PRESENT ZONING DISTRICT: R-5

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: See attached Schedule A

REQUESTED USE: See attached Schedule B

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)  
See attached Schedule C

**NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:**

**NAME & ADDRESS**

**LOCATION**

The Stamford Hospital  
 30 Shelburne Road  
 Stamford, CT 06902

31 Wright Street  
 Stamford, CT 06902

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? No (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 8<sup>th</sup> DAY OF July, 2025

SIGNED: \_\_\_\_\_

*[Handwritten signature]*

**NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.**

STATE OF CONNECTICUT  
 COUNTY OF FAIRFIELD ss STAMFORD July 8, 2025

Personally appeared William J. Hennessey Jr., signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

*[Handwritten signature]*  
 \_\_\_\_\_  
 Notary Public - Commissioner of the Superior Court

**FOR OFFICE USE ONLY**

APPL. #: \_\_\_\_\_ Received in the office of the Zoning Board: Date: \_\_\_\_\_

By: \_\_\_\_\_



**APPLICATION FOR CHANGE IN THE ZONING MAP OF STAMFORD, CONNECTICUT**

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filing fee (see **Fee Schedule below**), payable to the City of Stamford.

**NOTE:** Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

**Fee Schedule**

Map Change (Affected Area of 1 Acre or Less)	\$1,060.00
Map Change (Affected Area of greater than 1 Acre)	\$1,060.00 + \$2,000 per acre or portion thereof in excess of 1 acre

APPLICANT NAME (S): The Stamford Hospital

APPLICANT ADDRESS: c/o Agent: William J. Hennessey, 1055 Washington Boulevard, 4th Floor, Stamford, Connecticut 06901

APPLICANT PHONE #: c/o Agent: 203-425-4200

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

PRESENT ZONING DISTRICT: R-5 PROPOSED ZONING DISTRICT: HCD-D

LOCATION OF PROPOSED CHANGE: (Give boundaries of each parcel in proposed change and indicate dimensions from nearest intersecting street. Also include Assessor's Card number and Town Clerk's Block number, and square footage of land. Attach twelve (12) copies of map showing area proposed for change.)

See enclosed Zone Map Change Exhibit and Legal Description of the area proposed for rezoning.

LIST NAME AND ADDRESS OF THE OWNERS OF ALL LAND INCLUDED WITHIN THE PROPOSED CHANGE:

<u>NAME &amp; ADDRESS</u>	<u>LOCATION</u>
The Stamford Hospital 30 Shelburne Road Stamford, CT 06902	31 Wright Street Stamford, CT 06902

ARE THERE DEED RESTRICTIONS THAT CONFLICT WITH THE PROPOSED ZONE DISTRICT FOR THIS PROPERTY?  
No

IF YES, LIST REFERENCE TO TOWN CLERK BOOK & PAGE #: N/a

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).



DATED AT STAMFORD, CONNECTICUT, THIS 8<sup>th</sup> DAY OF July 2021

SIGNED: [Signature]

**NOTE:** The application cannot be scheduled for public hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT ss STAMFORD July 8 2021  
 COUNTY OF FAIRFIELD

Personally appeared William J. Hennessey Jr, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

[Signature]  
Karina Arredondo Notary Public Commissioner of the Superior Court

**FOR OFFICE USE ONLY**

APPL. #: \_\_\_\_\_ Received in the office of the Zoning Board: Date: \_\_\_\_\_

By: \_\_\_\_\_

Revised 04/30/20



**APPLICATION FOR APPROVAL OF SITE & ARCHITECTURAL PLANS AND / OR REQUESTED USES**

Complete, notarize, and forward **thirteen (13) hard copies and one (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filing fee (see **Fee Schedule below**), payable to the City of Stamford.

**NOTE:** Cost of required Public Hearing advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

**Fee Schedule –WITHOUT GDP**

Site Plans 20,000 sq. ft. or less of building area application fee –without GDP	\$460.00
Site Plans more than 20,000 sq. ft. of building area-application Fee –without GDP	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

**Fee Schedule –WITH GDP**

Site Plans 20,000 sq. ft. or less of building area application fee –with GDP	\$260.00
Site Plans more than 20,000 sq. ft. of building area-application Fee –with GDP	\$260.00 + \$10 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): The Stamford Hospital

APPLICANT ADDRESS: c/o Agent: William J. Hennessey, 1055 Washington Boulevard, 4th Floor, Stamford, Connecticut 06901

APPLICANT PHONE #: c/o Agent: 203-425-4200

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 31 Wright Street, Stamford, CT

ADDRESS OF SUBJECT PROPERTY: 31 Wright Street, Stamford, CT

PRESENT ZONING DISTRICT: R-5

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: See attached Schedule A

REQUESTED USE: See attached Schedule B

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)

See Schedule C

**NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:**

**NAME & ADDRESS**

**LOCATION**

The Stamford Hospital  
 30 Shelburne Road  
 Stamford, CT 06902

31 Wright Street  
 Stamford, CT 06902

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? No (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 8<sup>th</sup> DAY OF July 2025

SIGNED: [Signature]  
William J. Hennessey Jr.

NOTE: The application cannot be scheduled for public hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT ss STAMFORD July 8 2025  
 COUNTY OF FAIRFIELD

Personally appeared William J. Hennessey Jr. signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

[Signature]  
Karina Arredondo Notary Public - Commissioner of the Superior Court

**FOR OFFICE USE ONLY**

APPL. #: \_\_\_\_\_ Received in the office of the Zoning Board: Date: \_\_\_\_\_

By: \_\_\_\_\_

**Schedule A**  
**List of Plans & Reports**

- Surveys and Civil Engineering Plans prepared by Redniss & Mead dated June 13, 2025 and titled:
  - General Location Survey depicting Revised General Development Plan
  - Easement Map depicting Road Widening Easement “D” (dated June 3, 2025)
  - Property Survey depicting Consolidation of Parcels
  - Site Development Plan depicting 1 Hospital Plaza
  - Sediment & Erosion Control Plan
  - Zone Change Exhibit depicting 31 Wright Street (dated June 4, 2025)
  
- Landscape Plan prepared by Environmental Land Solutions, LLC, dated June 6, 2025, titled: “Landscape Plan”
  
- Site Engineering Report prepared by Redniss & Mead dated June 13, 2025 and titled Site Engineering Report, Stamford Hospital, Proposed Parking Lot Expansion

**Schedule B**  
**Project Narrative**

**I. Background**

The Stamford Hospital (the “Hospital”) has been serving residents of Stamford, Connecticut, and the surrounding community for over a century. Between 2005 and 2016, the Hospital studied, developed and executed a long-term plan that enabled the construction of a brand new, state-of-the-art hospital while continuing to fulfill the community’s healthcare demands. This process included numerous approvals from the Planning Board, Zoning Board, Board of Finance and Board of Representatives and ultimately resulted in the Class-A hospital campus known as Stamford Hospital today.

While most of the campus was acquired in large pieces, a few outparcels have been added to the campus as properties became available over the years. Most recently, the Hospital acquired 31 Wright Street (the “Wright Street Property”), the “missing tooth” on the eastern edge of the Hospital campus. Almost ten (10) years since the completion of the 650,000 square foot Specialty Building<sup>1</sup>, the Hospital has started planning for the next decade. Long-term plans for the Wright Street Property and its surrounding area are still being analyzed. However, in the short-term, the Hospital has decided to incorporate the parcel as additional surface parking for patients and visitors.

**II. Conformance with Stamford Master Plan**

The proposed Hospital expansion is in line with the goals of the HCDD regulation and Stamford’s Master Plan. The R-5 zone and Master Plan Category 3, where the Wright Street Property is currently located, are specifically included in the list of eligible zoning districts and Master Plan categories in Section 5.M.3 of the Regulations. The Master Plan also identifies Stamford Hospital “not only [as a] prominent facilit[y] in the City’s physical, cultural and social landscape” but also a “major employer that will shape the growth of its economy by preparing and maintaining the health...well-being of its residents and workforce.”<sup>2</sup> In order to facilitate this growth, the Hospital must be permitted to expand and plan for its future. The current proposal does just that. The proposal is also consistent with the following Master Plan implementation strategy:

- *WS1.8: Support the planned expansion of Stamford Hospital and the Vita Health and Wellness District initiative, which shall be considered the City’s primary health services district.*

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<sup>1</sup> This is the gross square footage. The zoning *Floor Area*, which excludes a significant amount of mechanical space, is 560,000+/- square feet. .

<sup>2</sup> Stamford 2015 Master Plan, page 62.

### **III. Requested Approvals**

To facilitate this proposal, the Applicant requests the following approvals:

- (1) Zoning Map Change from R-5 to HCDD;
- (2) Modification of General Development Plan pursuant to §§ 5.M.6.d and 2.H of the Zoning Regulations to incorporate the Wright Street Property and construct the new parking lot improvements on same.
- (3) Final Plan Approval pursuant to §§5.M.6.a and 2.D. of the Zoning Regulations to construct the new parking lot improvements on the Wright Street Property.

**Schedule C**  
**Legal Description of Property**

**General Boundary Description - Stamford Hospital Development Area**

Block #: 275

Area 1: 29.584± Acres (1,288,671± SF)

Point of Beginning: Intersection of the southerly side of West Broad Street with the westerly side of former Shelburne Road.

Description:

Northerly: 1,138.0'± by the southerly side of West Broad Street;  
Easterly: 644.5'± by the westerly side of Wright Street;  
Southerly: 23.0'± by the northerly side of Spruce/Wright Street;  
Southeasterly: 277.2'± by the westerly side of the approved Spruce Street realignment;  
Easterly: 168.8'± by the westerly side of existing Spruce Street;  
Southerly: 467.1'± by the northerly side of Hillhurst Street;  
Southeasterly: 106.9'± by the northwesterly side of Finney Lane;  
Southwesterly: 131.0'± by land n/f of Marie M. Laguardia;  
Southeasterly: 25.3'± by said land of Marie M. Laguardia;  
Southerwesterly: 222.3'± by land n/f of Stillwater Avenue LLC, Stillwater Place, and land n/f of Rodolfo Duque, each in part;  
Southeasterly: 106.0'± by said land of Rodolfo Duque, land n/f of Roberto Mollo, and land n/f of Colonial Land Limited Partnership, each in part;  
Southerly: 332.3'± by land n/f of Housing Authority of City of Stamford;  
Westerly: 813.6'± by said lands of Housing Authority of City of Stamford;  
Northerly: 135.0'± by lands n/f of 236 West Broad St LLC and Mokther Ahmed, each in part;  
and Westerly: 171.2'± by land n/f of said Mokther Ahmed.

**Zone Change – Land to be Changed from R-5 to HCDD: (31 Wright Street)**

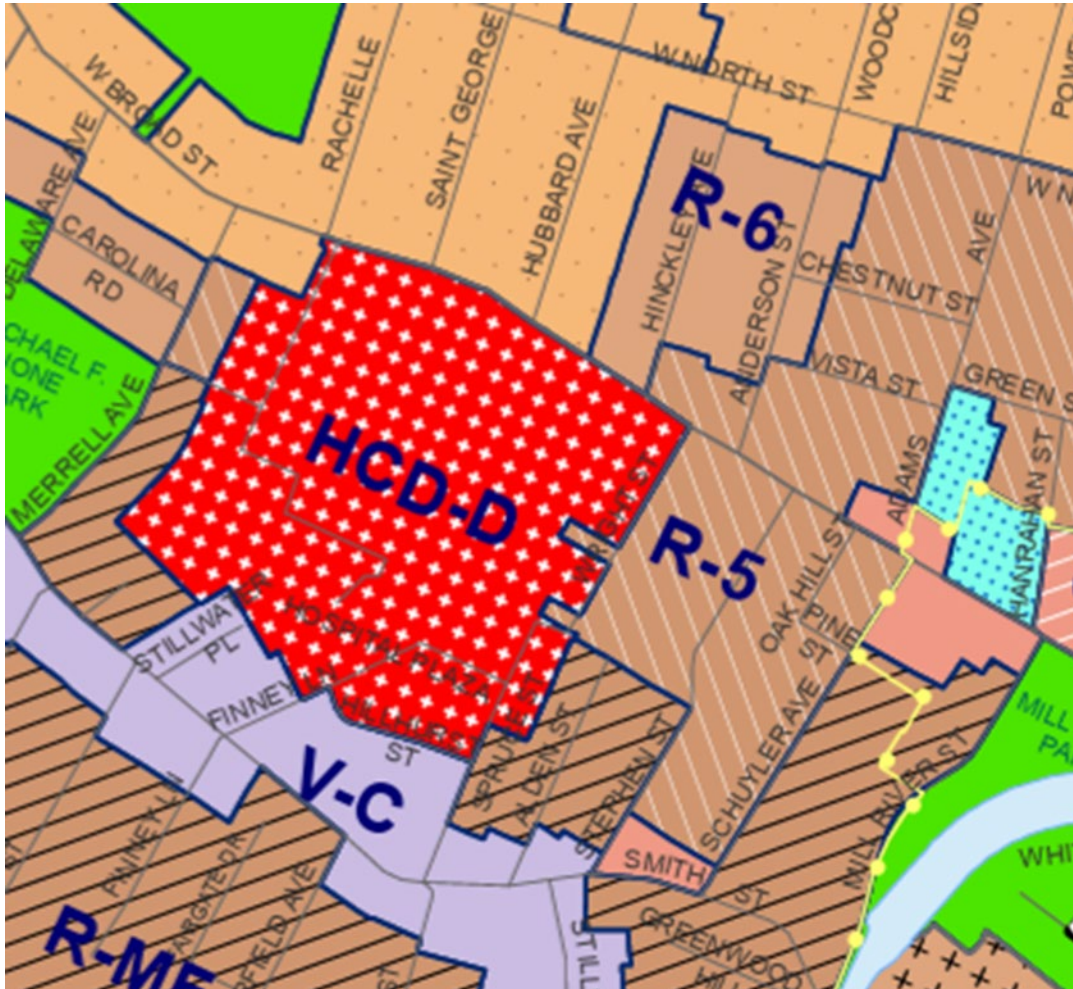
Block #: 275

Area: 0.197± acres 8,590± SF

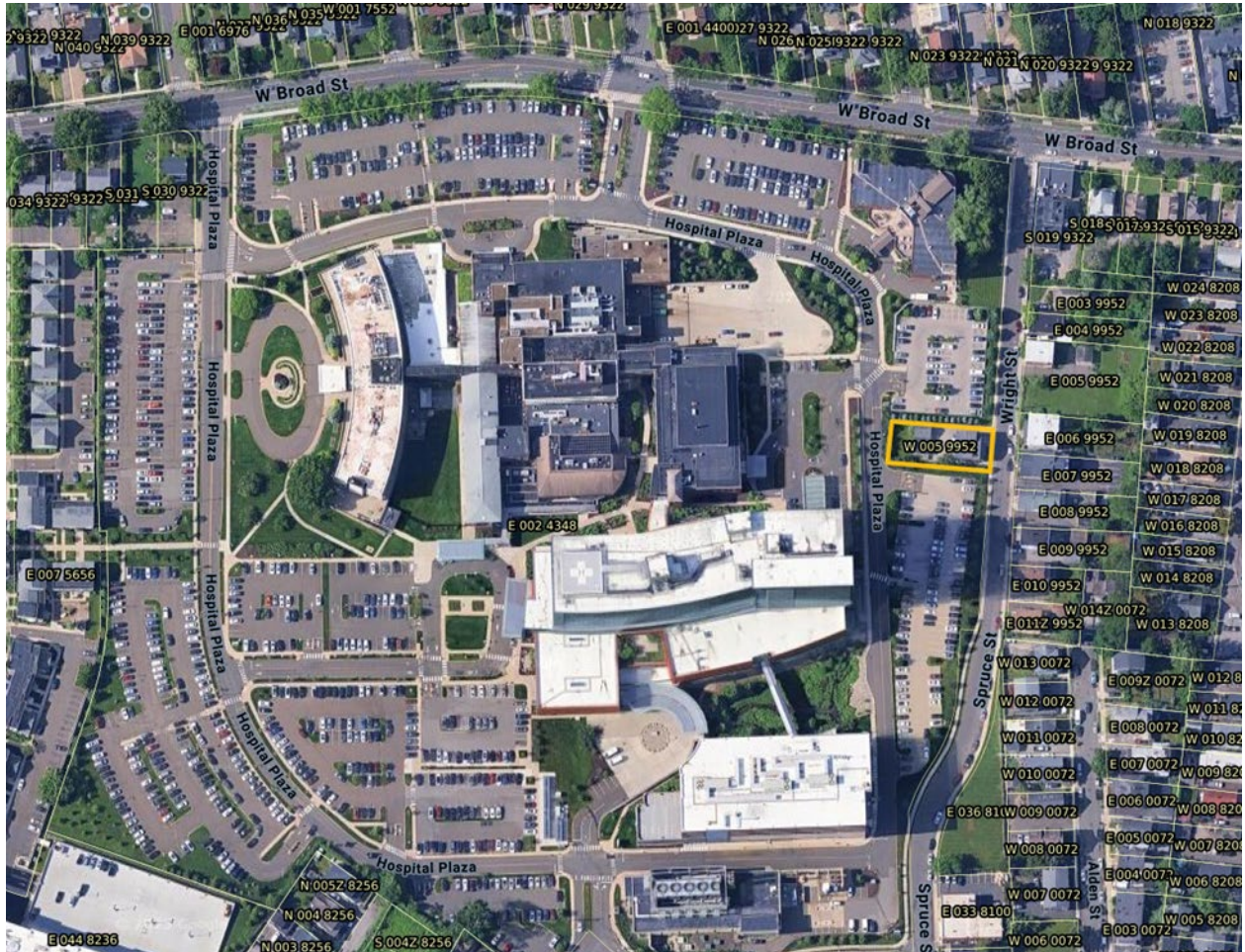
Description:

Southerly: 157'± by land n/f of Stamford Hospital;  
Westerly: 54'± by land n/f of Stamford Hospital;  
Northerly: 155'± by land n/f of Stamford Hospital and  
Easterly: 56'± by the centerline of Wright Street.

**Schedule D**  
**Existing Zoning Map and Aerial Photo of Property**



Stamford Hospital  
Parking Lot - Final Site Plan & GDP Modification





Affiliate - Columbia University Vagelos College of Physicians and Surgeons  
A Planetree Hospital  
A Magnet® Recognized Hospital

June 27, 2025

Ms. Vineeta Mathur, Principal  
Planner Land Use Bureau  
City of Stamford  
888 Washington Boulevard  
Stamford, CT 06901  
[Mathur@StamfordCT.gov](mailto:Mathur@StamfordCT.gov)

**RE: The Stamford Hospital**

**Zone Map Change and Modification of General Development Plan and Final Plan Approval**

**31 Wright Street (the "Property")**

Dear Ms. Mathur:

The Stamford Hospital is the owner of the above-captioned Property, for which a zone map change, modification of general development plan, and final plan approval applications will be filed. Please consider this letter as written confirmation that the undersigned has authorized the attorneys of Carmody Torrance Sandak & Hennessey, LLP, with offices located at 1055 Washington Boulevard, Stamford, Connecticut 06901, to file the enclosed applications with the City of Stamford on its behalf in connection with the Property. Thank you for your acknowledgement of said authority.

Sincerely,

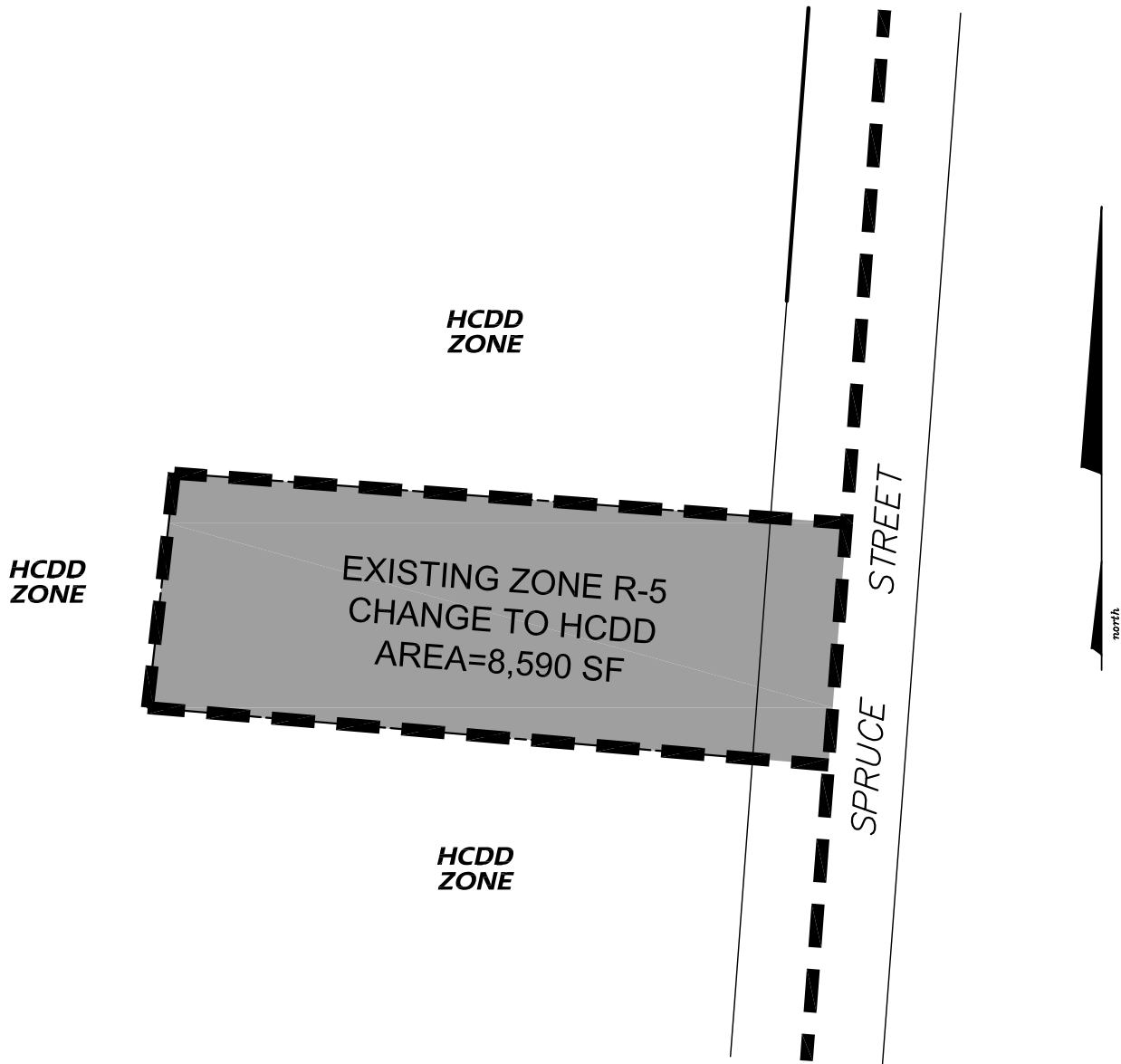
The Stamford Hospital

A handwritten signature in black ink, appearing to read 'Edward Oldak', with a long, sweeping underline that extends to the right.

By: Edward Oldak  
Duly Authorized

{S7641879}

BLOCK: 275 ZONE: R-5



**ZONE CHANGE EXHIBIT**  
DEPICTING  
**31 WRIGHT STREET**  
PREPARED FOR  
**THE STAMFORD HOSPITAL**  
STAMFORD, CONNECTICUT

**REDNISS  
& MEAD**