



**City of Stamford**  
**Zoning Board**

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**STAFF REPORT**

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**Hi TO:** CITY OF STAMFORD ZONING BOARD  
**FROM:** VINEETA MATHUR, PRINCIPAL PLANNER  
**SUBJECT:** **ZB #225-18 Final Site & Architectural Plan and Requested Uses and Coastal Site Plan Review**  
**APPLICANTS:** **Toll Northeast V Corp. (Contract Purchaser) & Realview of Connecticut Inc. (Owner)**  
**DATE:** July 22, 2025

**MASTER PLAN:** Master Plan Category 8 (Mixed Use Campus)

**ZONING:** RM-1 (Multi Family Low Density Design)

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**REQUESTED ACTIONS:**

225-18	Site and Architectural Plan and Requested Uses	Proposed 56 townhouses along with a clubhouse, pool, parking and associated site improvements.
	Coastal Site Plan Review	Pursuant to Section 9.A given that the project is within the CAM boundary.

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**Introduction**

Toll Northeast V., Inc. (Contract Purchaser and Applicant) and Realview of Connecticut Inc.(Owner and Applicant) are requesting approval of the related Final Site and Architectural Plan Requested Uses and Coastal Site Plan Review application to facilitate the redevelopment of the property including the demolition of the existing 146,000 sf office building and facilitating the construction of 56 townhomes on an 8.6 acre property within Master Plan Category 8.

**Background**

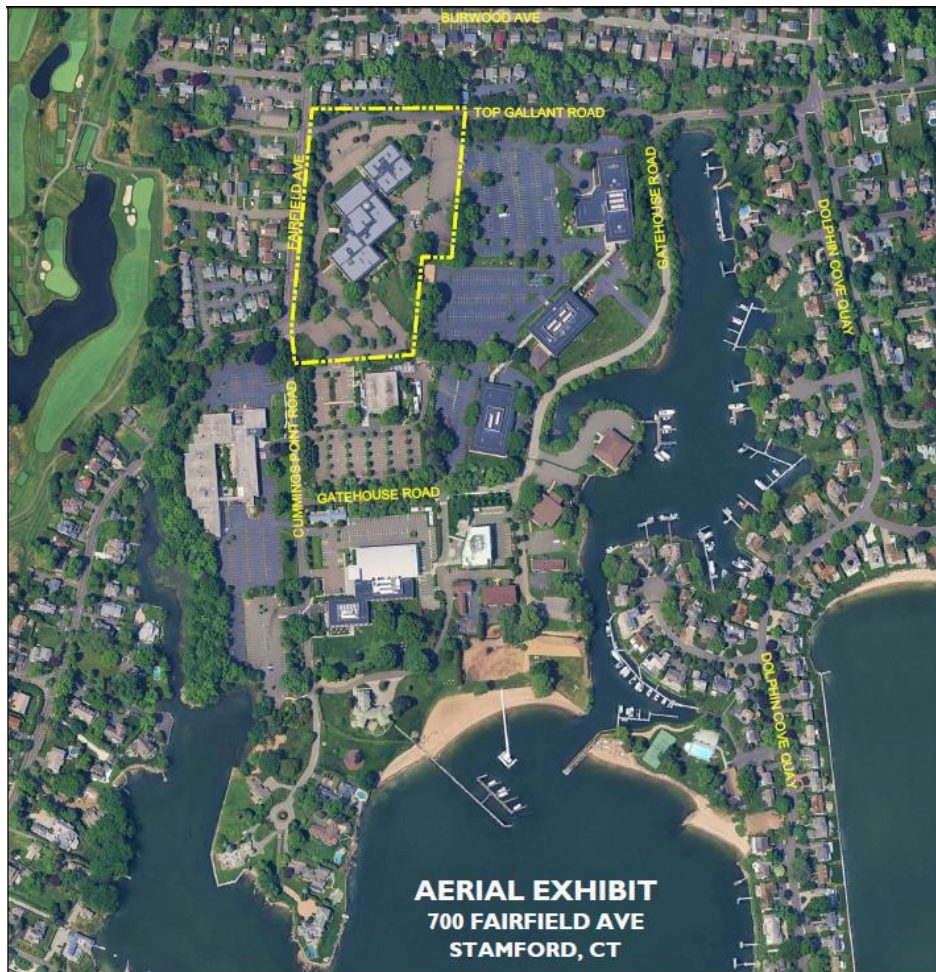
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The site is occupied by an office building constructed in 1979 and was formerly occupied by Daymon Worldwide and previously was the headquarters of the Playtex Corporation. It is currently multi-tenanted with most of the building being vacant. The Zoning Board granted approval for the Zoning Map Change and General Development Plan approval for the project in February 2025.

**Site and Surroundings**

The site is located in the Waterside neighborhood and is on the northwest corner of the Soundview Farms office/industrial park.

**AERIAL IMAGE**



**700 Fairfield Ave**  
**Zoning Data Chart (RM-1)**  
**Final Site and Architectural Plans and Coastal Site Plan Review**

Standard	Required/ Permitted	Approved GDP	FSP	Notes
Min Lot Area	5,000	373,135	No Change	Complies. 700 Fairfield Ave and 0 Cummings Point Rd to be consolidated.
Min Frontage	50'	821'±	No Change	Complies. Frontage along Fairfield Ave
Max Building Stories	2 1/2	2 1/2	2	Complies.
Max Building Height	30'	30'	No Change	Complies.
Max Building Coverage	32% (119,403)	32% (119,403)	29%* (108,000)	Complies. Appendix B, Footnote 18 where 2-car garages are provided.
Max Dwelling Units	99-128	56	No Change	Complies.
Min BMR Requirement	10%	10%	No Change	Complies. To be provided by FIL payment
Min Usable Open Space	8,400 (150 sf/du)	100,000+	145,000+	Complies.
Min Front Setback (stret center)	50'	50'	51'	Complies.
Min Front Setback (property line)	25'	25'	36'	Complies.
Min Side Setback	10'	10'	20'	Complies.
Min Rear Setback	30'	30'	32'	Complies.

**Parking (Category 3)**

Unit Type	Units	Rate	Required	Approved GDP	FSP	Notes
3-Bedroom	56	2.00	112.0	112	112	Complies. 2-car garages + additional parking capacity within individual driveways
Guest Parking		0.25	14.0	20	19	
<b>TOTAL</b>		-	<b>126</b>	<b>132</b>	<b>131</b>	

**Street Trees**

Frontage	Requirement	Required	Provided	Notes
821' (Fairfield Ave)	1 per 40' (Large Trees)	20.5 (821 ÷ 40')	21	<b>Complies.</b> Pursuant §12.K.6.a and the Street Tree Manual for trees with mature heights of 50' or greater

\*Optional covered patios may increase Building Coverage up to 31%

**Final Site and Architectural Plan and Requested Uses**

The proposed development comprises of thirteen (13) separate buildings with a cluster of 3 to 5 homes in each building. The Applicant has proposed three unit prototypes (Mohonk, Albrcht and Hawthorne) each with three bedrooms and a two-car garage. All units will have the primary bedroom on the ground floor. Proposed materials include Hardie siding (shingles, plank, board and batten). Each unit will have a patio in the rear or an optional deck where feasible.



**Building Design**

Staff recommends that the applicant add variation to the buildings within the development rather than use of the same design throughout.

1. **Color** – Given the ‘Coastal Transitional’ aesthetic the project could include other colors within the same theme such as blue or sand tones in addition to the white and grey colors selected. These could be incorporated in the siding/roof or main doors while keeping a unified theme.
2. **Architectural details** – Use of dormers, architectural brackets and more ornate window frames could be used to add distinctive elements to different buildings.
3. **Variation amongst units within a building cluster** – Staff recommends that the exterior of each unit be designed such that the units are individually identifiable amidst the cluster of units using the techniques noted above.

Some examples of townhome and carriage home which include such differentiation are in the photos below.



*Fig. 1 - Use of color, window frames, materials and architectural details (brackets) to create distinction between individual homes*



*Fig. 2 - Architectural details are maintained on both public and private frontages of the buildings*



*Architectural and color variety (siding, shutters, doors) between buildings within a development (Meadows at Cross River, NY)*



*Townhomes at 15 Dolsen Place showing distinct units within a building while using unifying elements for the building as a whole such as rhythm of window and roof.*

### **Landscaping**

The applicant has provided an overall landscape plan as well as a typical landscape layout for a cluster of units. Staff recommends removing the non-native plants from the list as noted by EPB staff. The site is proposed to be extensively landscaped with trees lining the internal loop road and a mix of planting surrounding each building.

A Cedar privacy fence is proposed along the property lines with the fence being situated above a stone wall on Fairfield Avenue. Streetlights are proposed along the internal roads at four locations. Staff recommends adding additional streetlights at the curvatures of the internal loop drive.

### **Usable Open Space**

The Applicant has submitted a Usable Open Space analysis documenting the total area of Usable Open Space provided and its compliance with the dimensional and program standards per Section 3. The required Usable Open Space is 8,400 sf (56 x 150) per Section 3. The total Usable Open Space Provided is 147,502 sf. The project is also providing additional open space including patios, balconies and indoor amenities which are not being counted towards the technical requirement.

### **Street trees**

The site frontage on Fairfield Avenue is 821 feet. The Applicant proposes to provide 21 large trees at an average separation of 40' meeting the requirement per the Stamford Street Tree Manual.

### **Below Market Rate Housing**

The RM-1 Zoning District has a 10% BMR requirement. Based on the 56 townhomes proposed a total of 5.6 BMR units will be required. The Applicant proposes to meet the BMR requirement through a fee-in-lieu payment. An estimate of the fees based on 140,510 sf of gross floor area, \$150 fee per square foot and 1.06 Construction Cost Index multiplier is below.

140,510 sf x 10% x \$150 x 1.016 (2025 cost adjustment) = **\$2,141,372.40**

### **Parking & Access**

Each of the three-bedroom townhomes require 2 parking spaces along with one visitor space per 4 units for a total of 126 parking spaces. Each units includes a two-car garage. An additional 19 parking spaces are provided as guest parking two of which are EV charging spaces.

The plan includes a concrete sidewalk along the entrance drive off Fairfield Avenue. The sidewalk along internal roads is shown as asphalt. Staff recommends changing the material to concrete. Additionally, staff recommends adding a short section of sidewalk along the internal driveway providing a connection to the bus stop on Top Gallant Road.

### **Referral Comments**

#### **Water Pollution Control Agency**

Ann Brown, P.E. Supervising Engineer in a letter dated July 11, 2025 provided technical comments on the subject applications related to the sanitary lateral tie, grease trap/FOG interceptors required for clubhouse kitchen areas, and comments regarding construction dewatering and proper discharge from areas such as swimming pool.

#### **Environmental Protection Board**

Jaelyn Chapman, Environmental Analyst, Environmental Protection Board provided comments in a memo dated July 10, 2025 and noted that EPB has no objections with the Zoning Board approving the proposed development. The letter noted measures proposed by the Applicant to prevent impacts to water quality and drainage including a sediment and erosion control plan, reduction in impervious coverage compared to current conditions. Ms. Chapman recommended removal of any non-native species amongst other standard conditions.

### **Harbor Management Commission**

Damian Ortelli, Chairman of Harbor Management Commission provided comments in a letter dated June 28, 2025 and noted that the Commission found the plan to be consistent with the Harbor Management Plan.

### **Department of Energy and Environmental Protection**

Karen Michaels, provided a review checklist dated June 16, 2025 noting no concerns with the proposed project.

### **Fire Marshal**

In an email dated July 10, 2025, Assistant fire Marshall Chad Armstrong made technical comments on the site plan. He requested that the Applicant note the locations of the fire hydrants along Fairfield Avenue, Cummings Point Road, Top Gallant Road and Gate House Road.

### **Engineering Bureau**

Willetta Capelle in a memo dated July 10, 2025 provided technical comments on the application including details and notes to be added on to the civil plans prior to the Building Permit, comments on the sediment and erosion control plan and maps and documents to be finalized.

### **Summary**

Staff believes that the proposed project will provide add to the housing supply and add home-ownership opportunity which has seen a high demand. The proposal will result in reduction of impervious coverage, improvements to drainage, significant increase in landscaping and contribution towards public infrastructure improvements. The BMR fee-in-lieu will be beneficial in meeting the City's affordability goals.