

September 11, 2025

Good afternoon,

In accordance with state statute, regional staff have reviewed the draft Stamford 2035 Comprehensive Plan and provided the following comments:

- (50) The visual consolidation of land use categories is intuitive and effectively communicates the spatial information.
- (84) Regarding digital twin/infrastructure assessment tool plans - what software/platform(s) are being considered?
- (90) Proposed online permitting system - What aspects of it are AI-powered? What value is this adding? Does the use of AI introduce the potential for costly errors in approvals?
- (96) In terms of coastal resilience, do you plan on utilizing any of the new tools made available by Public Act 25-33 such as Resiliency Improvement Districts?
- (97) Regional staff appreciate the recognition of WestCOG Riparian protection recommendations.
- (102) ST-12.11 mentions focusing open space expansion on large lots outside of flood zones; open space is generally considered an effective use of flood zones, especially in urban areas. Worth noting that this focus is at cross purposes with the scoring criteria of FEMA's Community Rating System.
- (138) The section on Missing Middle Housing Opportunities is an effective visual representation of the range of medium-density housing options that can be utilized in different zones, and is especially useful for illustrating what these look like for residents who may be concerned by a potential increase in neighborhood density.
- (152) Uconn Extension is currently working with WestCOG on a project to activate vacant municipal or land trust properties for urban agriculture through facilitating lease agreements. If Stamford is interested in participating, this could be a useful action under Strategy 26.

Overall, it is clear that this is a document not solely for planning staff but one meant to be read and used by Stamford's residents.