

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 21, 2025

JUL 21 2025

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

PLANNING BOARD

**RE: Application 225-29- 120-C Long Ridge, LLC & Toll Northeast V Corp ,120-C Long Ridge Road Stamford, CT – Site & Architectural Plans and/or Requested uses and Special Permit**—Applicant is proposing to construct 44 two-story carriage homes and 58 three-story townhomes with associated improvements and amenities.

Dear Ms. Godzeno:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Site & Architectural Plans and/or Requested Uses and Special Permit 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 25, 2025**.

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

Sincerely,

*Vineeta Mathur*

Vineeta Mathur  
Principal Planner

July 15, 2025

**VIA HAND & ELECTRONIC DELIVERY**

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

**Re: Site Plan and Special Permit Application  
120-C Long Ridge Road, Stamford, CT (Parcel ID 003-1154)  
120-C Long Ridge LLC & Toll Northeast V. Corp.**

Dear Ms. Mathur:

Our firm represents 120-C Long Ridge LLC, the owner, and Toll Northeast V. Corp., the contract purchaser, (collectively, the “Applicants”), of property known as 120-C Long Ridge Road (the “Property”). As proposed, the Property will be 20.2678± acres.<sup>1</sup> It is located in Master Plan Category 8 (Mixed-Use Campus) and the Designed Commercial (C-D) zone. It is generally bounded by commercial uses to the east, Rippowam River to the west and residential homes to the south. The existing office building to the north is currently proposed for conversion to residential dwellings. Today, the Property is vacant.

The Applicant requests Site Plan and Special Permit approvals to facilitate the redevelopment of the Property with a for-sale condominium community consisting of 102 townhomes and carriage houses.

In connection with the attached application, enclosed please find:

- Letters of Authority from:

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<sup>1</sup> A related application has been filed on the property directly to the north known as 120 Long Ridge Road (aka Parcel B-R). If both proposals are approved, the two impacted lots will be revised by administrative lot line revision and the Property will be 20.2678± acres. For purposes of zoning compliance, the anticipated lot line revision has been assumed. Today, before the lot line revision, the Property is 19.1505± acres.

- 120-C Long Ridge LLC
  - Toll Northeast V. Corp
- Application fees in the amount of \$5,967.48 (\$4,967.48 Special Permit/Site Plan application fee and \$1,000 Public Hearing fee);
- “Will-Serve” Letters from Stamford Water Pollution Control Authority and Eversource.
- Twenty-two (22) copies of the following application forms and associated schedules:
  - Application for Site Plan Approval;
  - Application for Special Permit Approval;
  - Schedule A – List of Plans;
  - Schedule B – Project Narrative;
  - Schedule C – Statement of Findings;
  - Schedule D – Description of Property;
  - Schedule E – Zoning Data Chart; and
  - Schedule F – Existing Zoning Map and Aerial Photo of Property;
- Thirteen (13) full-size and nine (9) half-size copies of the following plans:
  - Architectural Plans prepared by Toll Brothers, dated July 3, 2025, with the plan titles listed on Schedule A;
  - Surveys prepared by Redniss & Mead, with the plan titles and dates listed on Schedule A;
  - Civil Plans prepared by Tighe & Bond, dated July 11, 2025, with the plan titles listed on Schedule A; and
  - Landscape Plan prepared by Environmental Land Solutions, LLC, dated July 11, 2025, with the plan titles listed on Schedule A;

- Nine (9) copies of the following reports and materials:
  - Engineering Report prepared by Tighe & Bond, dated July 2025, titled “120-C Long Ridge Road Engineering Report”;
  - Traffic Study prepared by Tighe & Bond, dated July 14, 2025 titled “102-Townhouse Development Traffic Impact Study”;
  - The report prepared by Goman + York dated July 10, 2025, and titled “Stamford Municipal Fiscal Impact: Cold Spring Road”;
  - Draft Affordability Plan<sup>2</sup>; and
  - Stamford Sustainability Scorecard.

We look forward to advice as to when the Zoning Board will consider this proposal. Please contact me should you have any questions. As always, thank you for your time and attention regarding this matter.

Very truly yours,

*Lisa Feinberg*

Lisa L. Feinberg

Enclosures.

cc: R. Blessing  
Development Team

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<sup>2</sup> A decision on whether to construct the Below Market Rate units onsite or pay a fee-in-lieu will be made prior to issuance of a building permit.



**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): 120-C Long Ridge LLC (owner) and Toll Northeast V. Corp. (contract purchaser)

APPLICANT ADDRESS: c/o Agent: Carmody Torrance Sandak & Hennessey LLP, 1055 Washington Blvd. Stamford, CT

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

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes - 120-C Long Ridge LLC

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 120-C Long Ridge Road

ADDRESS OF SUBJECT PROPERTY: 120-C Long Ridge Road, Stamford, CT

PRESENT ZONING DISTRICT: C-D zone

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: See Schedule A

REQUESTED USE: See Schedule B and Schedule C

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

Block 247 - See Schedule D

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

<u>NAME &amp; ADDRESS</u>	<u>LOCATION</u>
120-C Long Ridge LLC 100 Washington Blvd, Suite 200 Stamford, CT 06902	120 Long Ridge Road Stamford, CT

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? Yes (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 15<sup>th</sup> DAY OF July 2025

SIGNED: [Signature]  
 Lisa L. Feinberg

**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  
 COUNTY OF FAIRFIELD ss STAMFORD July 15 2025

Personally appeared Lisa Feinberg, signer of the foregoing application, who made oath to the truth of the contents thereof, before me:

[Signature]  
 Notary Public - Commissioner of the Superior Court

**FOR OFFICE USE ONLY**

APPL. #: 225-29 Received in the office of the Zoning Board: Date: \_\_\_\_\_

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



**APPLICATION FOR SPECIAL PERMIT**

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 filling fee (**see Fee Schedule below**), payable to the City of Stamford.

**NOTE:** Cost of required 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**

Special Permit 20,000 sq. ft. or less	\$460.00
Special Permit more than 20,000 sq. ft.	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): 120-C Long Ridge LLC (owner) and Toll Northeast V. Corp. (contract purchaser)

APPLICANT ADDRESS: c/o Agent: Carmody Torrance Sandak & Hennessey LLP, 1055 Washington Blvd. Stamford, CT

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

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes - 120-C Long Ridge LLC

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 120-C Long Ridge Road, Stamford, CT

ADDRESS OF SUBJECT PROPERTY: 120-C Long Ridge Road, Stamford, CT

PRESENT ZONING DISTRICT: C-D Zone

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: See Schedule A

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)  
See Schedule B and Schedule C

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)  
Block 247 - See Schedule D

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

<u>NAME &amp; ADDRESS</u>	<u>LOCATION</u>
120-C Long Ridge LLC 100 Washington Blvd, Suite 200 Stamford, CT 06902	120 Long Ridge Road Stamford, CT

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? Yes (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 15<sup>th</sup> DAY OF July 2025

SIGNED: [Signature]  
 Lisa L. Keinberg

**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  
 ss STAMFORD July 15 2025  
 COUNTY OF FAIRFIELD

Personally appeared Lisa Ferry, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

[Signature]  
 Notary Public - Commissioner of the Superior Court

**FOR OFFICE USE ONLY**

APPL. #: 225-29 Received in the office of the Zoning Board: Date: \_\_\_\_\_

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

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

- Architectural Plans prepared by Toll Brothers, dated July 3, 2025, titled:
  - Carriage Home Building – Front Rendering
  - Carriage Home Building – Side Rendering (Typical)
  - Carriage Home Building – Rear Rendering
  - Typical Carriage Home – Floor Plans (Mohonk)
  - Typical Carriage Home – Floor Plans (Hawthorne)
  - Typical Carriage Home – Floor Plans (Albrecht)
  - Typical Carriage Home - Elevation (Mohonk)
  - Typical Carriage Home – Elevation (Hawthorne)
  - Typical Carriage Home – Elevation (Albrecht)
  - Typical Carriage Home - Building Sections
  - Townhome Building – Front Rendering
  - Townhome Building – Side Rendering (Typical)
  - Townhome Building – Rear Rendering
  - Typical Townhome – Floor Plans
  - Typical Townhome – Elevations
  - Typical Townhome – Building Section
  - Conceptual Architecture – Front Elevations
  - Conceptual Architecture – Front Elevations
  - Conceptual Architecture – Materials – Carriage Homes
  - Conceptual Architecture – Materials - Townhomes
  - Images - Interior Finishes
  - Clubhouse – Front Rendering
  - Clubhouse – Rear Rendering
  - Clubhouse – Floor Plan
  
- Surveys prepared by Redniss & Mead and titled:
  - Property & Topographic Survey Depicting Parcel ‘C’, Map 10292 S.L.R. #120 Long Ridge Road Stamford, CT Prepared For Toll Brothers, dated December 11, 2024;
  - Property Survey Depicting Adjustment of Lot Line Parcel ‘C’, Map 10292 S.L.R. & Parcel “B-R” – Map 11551 S.L.R. #120 Long Ridge Road Stamford, CT Prepared For 120-C Long Ridge LLC, dated July 1, 2025; and
  - Zoning Location Survey Depicting New Improvements Parcel “C” – Map 10292 S.L.R. #120 Long Ridge Road Stamford, Connecticut Prepared For Toll Brothers dated July 15, 2025.

- Civil Plans prepared by Tighe & Bond, dated July 11, 2025, titled:
  - Cover Sheet
  - C-001 General Notes, Legend and Abbreviations
  - C-100 Overall Site Plan
  - C-101 Site Plan – 1
  - C-102 Site Plan – 2
  - C-103 Site Plan – 3
  - C-104 Site Plan – 4
  - C-105 Road “A” Plan and Profile
  - C-106 Road “B” & “C” Plan and Profile
  - C-107 Road “D” Plan and Profile
  - C-108 Road “E” Plan and Profile
  - C-109 Emergency Access Plan
  - C-110 Open Space Plan
  - C-201 Grading Plan – 1
  - C-202 Grading Plan – 2
  - C-203 Grading Plan - 3
  - C-301 Stormwater Management Plan – 1
  - C-302 Stormwater Management Plan – 2
  - C-303 Stormwater Management Plan - 3
  - C-302 Drainage Plan Enlargement
  - C-401 Utility Plan – 1
  - C-402 Utility Plan – 2
  - C-403 Utility Plan – 3
  - C-404 Utility Plan – 4
  - C-501 Water Main Plan and Profile – Main Driveway
  - C-502 Water Main Plan and Profile – Main Driveway – 2
  - C-503 Water Main Plan and Profile – Road “A”
  - C-504 Water Main Plan and Profile – Road “B, C &D”
  - C-505 Water Main Plan and Profile – Road “E”
  - C-601 Sanitary Sewer Plans and Profile - Road “A”
  - C-602 Sanitary Sewer Plans and Profile – Road “B & C”
  - C-603 Sanitary Sewer Plans and Profile – Road “D & E” -1
  - C-606 Sanitary Sewer Plans and Profile – Road “E” -2
  - C-701 Soil Erosion and Sediment Control Plan Initial Phase
  - C-702 Soil Erosion and Sediment Control Plan Initial Phase 2
  - C-703 Soil Erosion and Sediment Control Plan Initial Phase 3
  - C-704 Soil Erosion and Sediment Control Plan Final Phase 1
  - C-705 Soil Erosion and Sediment Control Plan Final Phase 2
  - C-706 Soil Erosion and Sediment Control Plan Final Phase 3
  - C-707 Soil Erosion and Sediment Control Notes and Narrative
  - C-708 Soil Erosion and Sediment Control Details

- C-801                      Details – 1
  - C-802                      Details – 2
  - C-803                      Details – 3
  - C-804                      Details – 4
  - C-805                      Details – 5
  - C-806                      Details – 6
  - C-807                      Details – 7
  - C-808                      Details – 8
  - C-809                      Details – 9
  - C-810                      City of Stamford Details
- Landscape Plans prepared by Environmental Land Solutions, LLC (included in civil set), dated July 11, 2025, titled:
    - LP.1                      Landscape Plan
    - LP.2                      Landscape Plan
    - LP.3                      Landscape Plan
    - LP.4                      Landscape Plan
    - LP.5                      Landscape Notes and Details
    - PAAS.1                    Publicly Accessible Amenity Space Plan
- Engineering Report prepared by Tighe & Bond and dated July 2025.
  - Traffic Study prepared by Tighe & Bond titled “102-Townhouse Development Traffic Impact Study” and dated July 14, 2025.
  - “Stamford Municipal Fiscal Impact: Cold Spring Road” prepared by Goman + York dated June 16, 2025.

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

120-C Long Ridge LLC, the owner, and Toll Northeast V. Corp. (“Toll”), the contract purchaser, (collectively, the “Applicant”) request site plan and special permit approval pursuant to Sections 1.B.6, 2.C, 2.D, 5.E.3 and 5.E.5 of the Stamford Zoning Regulations (the “Regulations”) to facilitate the construction of a for-sale common interest community at 120-C Long Ridge Road (the “Property”).

Toll is a luxury home builder with a national footprint in over sixty (60) markets and twenty-four (24) states. Over the last thirty (30) years, Toll has constructed over 2,500 owner-occupied homes in Connecticut alone. Toll’s Apartment Living arm recently completed the Julius at 777 Summer Street, and a proposal for a new townhome community at 700 Fairfield Avenue is currently pending before the Zoning Board. The Toll team is excited to offer an additional for-sale product to the Stamford community with this proposal.

### **I. The Property & Existing Uses**

As proposed, the Property will be 20.2678± acres.<sup>1</sup> It is located in Master Plan Category 8 (Mixed-Use Campus) and the Designed Commercial (C-D) zone. It is bordered by commercial uses to the east, Rippowam River to the west and single-family homes to the south. The commercial office building on the property to the north is currently proposed to be converted to multifamily housing in connection with a separate application.

The Property was originally part of a much larger parcel comprised of approximately sixty (60) acres that served as home to the Stamford Hall, a sanitarium, and later, Olin Mathieson Chemical Corporation (“Olin”). Olin purchased the Property in 1968 and moved approximately 800 of its executive and administrative employees to the campus in 1969.<sup>2</sup> The original tract was subdivided into three (3) lots in 1979, with subsequent lot line revisions thereafter. While the piece directly north of the Property went on to serve as headquarters for General Electric Capital Corp and then GenRe, the Property has remained undeveloped.

### **II. Revision of C-D Regulations**

Although the Property was never developed for commercial office purposes, it has been effectively designated for this purpose since Olin purchased the larger site in 1968. However, the demand for suburban office space has continued to dwindle, and today, the market for office space outside the central business district is almost nonexistent. The City has long acknowledged this trend and expressed a preference for office space to be concentrated Downtown.<sup>3</sup>

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<sup>1</sup> A related application has been filed on the property directly to the north known as 120 Long Ridge Road (aka Parcel B-R). If both proposals are approved, the two impacted lots will be revised by administrative lot line revision and the Property will be 20.2678± acres, 19.7045± acres of which is located in the C-D zone. For purposes of zoning compliance, the anticipated lot line revision has been assumed. Today, before the lot line revision, the Property is 19.1505± acres.

<sup>2</sup> New York Times, August 9, 1966.

<sup>3</sup>See Master Plan page 69, Policy 3B.2.

During this same period, the demand for housing has continued to increase in Stamford and throughout the region at a rate that far outpaces supply. The City has recognized that market conditions favor the conversion of suburban office parks to other more desirable uses, such as multifamily housing. In 2021, the Stamford Zoning Regulations (the “Regulations”) for the C-D zone were amended to allow, via special permit approval, residential uses in large C-D districts. Then in April 2025, the Zoning Board revised the Regulations to allow residential uses on all C-D zoned properties. These text changes served the dual purpose of facilitating the development of much-needed housing while allowing for the redevelopment of office parks that do not have a viable use in their current state.

### **III. Description of Proposed Development**

#### *a. Design & Materials*

Toll proposes to construct a for-sale common interest community including forty-four (44) two-story carriage homes and fifty-eight (58) three-story townhomes. The carriage homes will be two (2) stories, and the townhomes will be three (3) stories. All of these homes will include three (3) to four (4) bedrooms and incorporate garages. As required by the Zoning Regulations, ten percent (10%) of the homes will either be designated as Below Market Rate (BMR) housing or a fee-in-lieu payment will be provided to satisfy all or a portion of the BMR requirement. A determination will be made prior to issuance of a building permit.

Each home may be customized by individual buyers with numerous internal and external design features and finishes to ensure every home is unique. The list of available options is extensive, but examples include fireplaces, extended living rooms, covered decks, and finished basements as well as kitchen and bathroom upgrades. To appeal to the projected demographic, each carriage home unit includes an option for a primary bedroom on the first floor.

The proposed architecture incorporates a simple and elegant modern farmhouse aesthetic with a neutral color palette to align with current market preferences. The transitional motif integrates a variety of material treatments and differentiation in fenestrations and rooflines for visual interest, while the color palette promotes a cohesive community character and identity. Building materials will include plank and panel fiber cement siding in subtly different colors, which will be affixed both vertically and horizontally to further the textural and visual interest. Metal roof accents and awnings will also be incorporated. A complete list of materials is provided in the architectural package submitted herewith.

The community will also include a clubhouse with a fitness center, club room, flex space, bike rack, tot lot, and restrooms as well as an outdoor pool.

#### *b. Parking, Electric Vehicles and Bicycles*

Each home will include a two-car garage and a dedicated eighteen-foot (18’) driveway to accommodate up to two (2) additional vehicles. Twenty-one (21) additional visitor spaces are also scattered around the site. Each individual home will be wired to receive at least a Level 2 Electric Vehicle Charger and two (2) of the visitor spaces will be improved with Electric Vehicle charging

stations. Bicycle parking is not required for homes with private garages, but a bike rack will be provided for convenience at the clubhouse.

*c. Landscaping, Open Space and Publicly Accessible Amenity Space*

Homeowners in this community will enjoy the benefit of a combination of private and community open space. More than sixty percent (60%) of the Property will be maintained in its natural state, improved with landscaping or used for open space purposes. Each home will include a patio or deck (with option to be covered), depending on the unit type and private lawn space will also be included as a limited common element, although from a practical perspective, this space will not be separately fenced and will likely function as common space. The clubhouse, pool and child play area (tot lot) will also be available for the entire community to enjoy.

Furthermore, in compliance with the Section 6.A.2 of the Regulations, 59,740± square feet (seven percent (7%) of the total Property<sup>4</sup>) will be dedicated as publicly accessible open space (“PAAS”) via a network of trails along the eastern side of the Property. The PAAS will be designed in accordance with Section 6.C.7 of the Regulations.

For further details regarding the landscaping, proposed open space and publicly accessible amenity space, please refer to the plans prepared by Tighe & Bond and Environmental Land Solutions and included herewith.

*d. Vehicular and Pedestrian Circulation*

The Property has technical frontage on Long Ridge Road, Cold Spring Road and Old Barn Road North; however, it has never included a separate curb cut for access. Today, there is one (1) signalized curb cut and a secondary, unsignalized entrance and exit on the property to the north. This secondary entrance is now anticipated to be shared with the Property to serve as the primary entrance for the redevelopment proposal. The signalized entrance will also be available for use.

Direct vehicular access will be provided to each home in the community and a network of sidewalks with connecting crosswalks will allow for safe pedestrian circulation.

New sidewalks and other pedestrian improvements are currently under construction along the Property frontage on Long Ridge Road.<sup>5</sup> These improvements will safely connect the residents of the Property with the numerous new retail options across the street at Bulls Head. Special Permit approval of a sidewalk fee-in-lieu payment for the 90’± of technical street frontage on Old Barn Road North has also been requested. The Applicant submits that constructing new sidewalks for on Old Barn Road North in the middle of a small single-family neighborhood without any sidewalks would not serve the goal of providing a pedestrian network or safer pedestrian travel.<sup>6</sup> Cold Spring Road is under the jurisdiction of the State of Connecticut, and the Property’s frontage

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<sup>4</sup> Only the portion of the Property located in the C-D zone was used for this calculation.

<sup>5</sup> Pursuant to Section 12.K.4.a(5) of the Regulations, the Applicant is not required to provide sidewalks when “there is an existing sidewalk of at least five (5) feet in width in a state of good repair meeting all ADA requirements.”

<sup>6</sup> Pursuant to Section 12.K.4.a.4 of the Regulations, a sidewalk may not be required. The Applicant has made the special permit request in the avoidance of doubt.

abuts a retaining wall. Thus, pursuant to Section 12.K.4.b of the Regulations, an additional fee-in-lieu payment will be made for the 100'± of frontage on Cold Spring Road.

### **Conformance of Site Plan with Stamford Master Plan**

The proposed development is in line with the goals of Stamford's Master Plan and the City's vision when it amended the C-D regulations. Master Plan Category 8 provides in relevant part: "This category is intended to provide for and protect low-density office parks . . . by allowing limited expansion and adaptive reuse of compatible office, research and development, *residential*, government, educational and medical uses . . . . Such development may be permitted to locate on sites 'suburban' in nature, subject to approval of the Zoning Board, based on (1) compatibility with adjacent uses and residential areas, (2) superior design including landscape design to buffer this use from adjacent residential uses, (3) superior traffic management, (4) compliance with the goal of directing most commercial development to Downtown, and (5) compliance with design guidelines...."

The proposed development is consistent with Master Plan Category 8, as it will repurpose land previously designated for office space in a suburban neighborhood as much needed housing. Because the Property is effectively tucked behind the existing office building and parking garage to the north, it will have no visual impact from Long Ridge Road. Moreover, the majority of the perimeter will be improved with two-story carriage homes or the "tuckunder" model of the townhomes", both of which are completely compatible with the adjacent residential neighborhoods.

The expansive site is enhanced by robust, mature landscaping along the edges and the Rippowam River flows along the perimeter to the west offering a wide natural buffer between the proposed development and the single-family homes in the R-20 zone to the west. Notably, this is a considerably larger setback than the fifty feet (50') that would be required in the R-20 zone. A significant number of trees and shrubs are also proposed along the perimeter of the site to further enhance the buffer between properties.

The Property is located on Long Ridge Road, a main arterial north-south connection in Stamford, and no new curb cuts are proposed. Moreover, Long Ridge Road continues to transition from the site of several large corporate headquarters to more housing. It is well-settled that residential uses produce fewer peak-hour vehicular trips than office uses. As a point of comparison, the office building to the north was previously occupied by anywhere from 800-1,100 employees during its peak. Thus, the Applicant submits that the surrounding roadways will easily accommodate the vehicle trips generated by the proposed residential development.

The Master Plan's first enumerated goal for growth management states: "Amend zoning to allow for redevelopment of office parks outside Downtown for mixed-use."<sup>7</sup> As discussed above, the City implemented this policy when it amended the C-D regulations to make the development of housing in office parks more attainable. The proposed development is consistent with this goal, and the following Master Plan strategies and policies are also forwarded:

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<sup>7</sup>Master Plan Policy 1.3B.1, page 4.

- 3B.1: Concentrate regional office, retail and entertainment uses and high-density residential development Downtown.
- 3.B.2: Discourage expansion of office development outside of Downtown in areas that do not have direct access to transit.
- 3C.3: Maintain the affordable housing stock to ensure that people who work in Stamford can afford to live in Stamford.
- 6A.1 Balance new development with preservation of existing residential communities.
- 6B: Preserve existing and create new affordable housing.
- 6C.2: Promote development of a variety of housing types.
- NTW1.2: Direct and enhance commercial/office development in existing commercial zones.
- NTW1.4: Explore the feasibility of rezoning certain vacant or underutilized commercial/office properties along Long Ridge Road for multifamily residential and mixed-use development.

#### **IV. Requested Approvals**

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

- (1) Final Site Plan Approval (“FSP”) pursuant to §§ 1.B.6, 2.D, and 5.E.5 of the Zoning Regulations to construct 102 residential homes, a clubhouse and associated site improvements on the Property.
- (2) Special Permit Approval pursuant to §§ 2.C and 5.E.3. of the Zoning Regulations to permit the multifamily residential use of the Property.
- (3) Special Permit Approval pursuant to § 12.K.4.a.6 of the Zoning Regulations to exempt the 90’ of technical street frontage on Old Barn Road North from the sidewalk requirements and permit a fee-in-lieu payment related to same. An additional fee-in-lieu payment will be made for the 100’ of street frontage on Cold Spring Road, pursuant to § 12.K.4.b.

#### **V. Conclusion**

The Applicant seeks to construct a for-sale common interest community with 102 residential homes on the Property. The proposal is consistent with the City’s goal of replacing underperforming office sites with uses that are in much higher demand and offers a housing product that has long been considered desirable in the City.

**Schedule C**  
**Statement of Findings**

The Applicant submits the proposal is consistent with the Site Plan standards (§ 2.D.4.) and Special Permit standards (§ 2.C.2.) of the Zoning Regulations as follows:

**a. Site Plan Standards**

*In reviewing site plans the Zoning Board shall take into consideration the purpose of these Regulations, including the purpose of the applicable zoning district and the goals and policies of the Stamford Master Plan, the public health, safety and general welfare and convenience of the general public and the maintenance of property values. In its review the Board may modify a site plan or condition an approval to the extent necessary to conform the site plan to the following standards and objectives:*

*(1) Safe, adequate and convenient vehicular traffic circulation, operation, parking and loading, and pedestrian circulation, both within and without the site.*

*(a) The number, locations and dimensions of all vehicular and pedestrian access drives and walkways, parking spaces, drop-off and loading areas, and provisions for handicapped access shall conform to the standards of Section 12 of these Regulations, to the adopted design criteria and engineering practices of the Dept. of Traffic and Parking, and all other applicable standards. Such areas shall be constructed of suitable hard surface materials and maintained in good condition.*

The number, locations, and dimensions of all vehicular and pedestrian access drives and walkways, parking spaces, and handicapped access conform to the standards of the C-D Zone and applicable provisions of Section 12 of the Zoning Regulations. The proposed development makes use of the existing curb cut and access drive on the property to the north and provides convenient vehicular and pedestrian circulation on the Property. The existing signalized access point will also be available to the new community.

*(b) The number of vehicle access drives shall be minimized and shall be located and designed to provide safe and convenient turning movements and safe sightline as determined in accordance with the Geometric Highway Design Standards of the Conn. Dept. of Transportation.*

Vehicles will enter and exit the Property utilizing the existing curb cut on the Property to the north. No changes are proposed to this intersection.

*(c) Area streets and traffic controls shall be determined to have adequate capacity to service the site without causing undue congestion or hazardous conditions.*

As previously noted, the Property was previously part of a larger, 60-acre parcel that served as the headquarters to Olin. While the Property has remained vacant over the

years, it has long been designated for office use. The transition from a potential office use to a residential use will significantly reduce potential peak hour traffic volumes associated with the site. Long Ridge Road is a main arterial roadway in Stamford and is equipped to accommodate the traffic associated with the proposed use. For a more complete discussion of the traffic impact, please see the enclosed Traffic Impact Study prepared by Tighe & Bond.

(2) *The protection of environmental quality, landscaping of open space and harmony with existing development. The Board shall take into consideration the following features and standards:*

(a) *The location, height, design and materials of walls, fences, hedges and plantings shall be appropriate to the vicinity and shall suitably screen parking, loading, garbage collection facilities, outside storage areas, accessway drives, utility installations and other such features; such landscaping shall be appropriate to the general character of the vicinity and consider the proximity and nature of abutting uses and the level of use of adjoining public streets and walkways.*

The proposed plantings have been strategically chosen to ensure seasonal interest, and a pollinator garden with native wildflowers has been included near the entrance to the PAAS trail. No invasive species have been included in the planting plan, and all of the proposed larger growing shade trees are native.

A new retaining wall ranging in height between 6-11' is proposed along the western edge of the development. This wall will be screened with evergreen trees that will be between 5-8' at planting and grow to be 25-60', depending on the species, at maturity. Similar screening is proposed on the southern boundary. The new community will not be visible from Long Ridge Road, and the remainder of the site will be improved with numerous new plantings elegantly placed to enhance the community.

Trash will be privately collected in the same manner as a single-family neighborhood with private roll-out bins for each home.

(b) *All open space areas, exclusive of undisturbed natural areas, shall be suitably landscaped to the satisfaction of the Board.... In multi-family developments, open space shall be designed to provide functional outdoor living and play areas meeting the needs of intended residents.*

More than sixty percent (60%) of the Property will remain undeveloped. The proposal includes 91,255± square feet of usable open space and more than an acre of publicly accessible trails. The community will also include a 2,200± square foot clubhouse and outdoor pool as well as indoor and outdoor child play areas. For additional details regarding the proposed landscaping improvements, please refer to the landscaping plans prepared by Environmental Land Solutions, LLC and included herewith.

- (c) *Soil erosion, sediment and the release of excessive dust shall be controlled through implementation of suitable short term and long term controls in accordance with the standards and procedures of Section [9-C].*

Enclosed are comprehensive Soil Erosion and Sediment Control Plans prepared by Tighe & Bond which will ensure the standards and procedures of § 9.C. of the Zoning Regulations are satisfied.

- (d) *Site development shall seek to preserve existing specimen trees, historic structures and other significant natural features of the site. Accordingly, the premature demolition and site clearance of prospective development sites is specifically discouraged and may be taken into consideration in subsequent site plan reviews.*

In order to accommodate development on the Property, the removal of some existing foliage is necessary, but trees were preserved wherever possible. In addition, no known historic structures or significant natural features are proposed from the site. Moreover, the development team has worked to ensure the sensitive environmental features on the Property, including the river, inland wetlands and upland review areas, will be properly protected and preserved.

- (e) *Artificial lighting, and site generated noise, odors, particles and other disturbances shall be controlled to avoid interference with the use and enjoyment of neighboring properties. The location, height, design and arrangement of outside lighting shall be consistent with safety such as to avoid glare on any other lot and to avoid hazards to traffic on any street.*

The proposed lighting will be appropriate for a residential community and conforms to the City of Stamford Lighting Ordinance. All lighting will be downward directed, warm tone and pedestrian scale.

- (f) *Available public utilities shall be adequate in capacity to safely service the requirements of the site. Surface water drainage facilities shall be adequate to safely drain the site while minimizing the risk of downstream flooding and erosion. Where infrastructure capacity is judged not to be adequate the Board may accept a binding agreement to perform suitable improvements.*

The Property is currently served by all required utilities. Will-serve letters from the Stamford Water Pollution Control Authority and Eversource (electric and gas) are also included in the application materials.

- (g) *Adequate provision shall be made for emergency vehicle access, fire lanes, and safe fire flows, upon the recommendation of the Fire Marshall and the public water utility.*

Emergency and first responders will be able to access the Property safely and conveniently. Please refer to the plan prepared by Tighe & Bond titled “C-109, Emergency Access Plan” for additional details.

- (h) *The arrangement, location, apparent bulk, architectural features, materials, texture and color of proposed buildings and structures shall establish an architectural character and overall site design compatible with the scale and general character of the vicinity.*

The proposed common interest community has been designed to seamlessly blend in with the neighborhood. All residential homes will be between two (2) and three (3) stories, with the majority of the taller units located in the site’s interior. The modern farmhouse aesthetic and neutral color palette will be attractive and generally compatible with the surroundings.

- (i) *Building setbacks and the configuration of open space shall be appropriate to the existing structures on adjoining properties and established patterns of use of side and rear yard areas, and to the existing physical conditions of the site.*

The Property will feature 91,255± square feet of usable open space. However, more than sixty percent (60%) of the Property will remain undeveloped. Notably, the proposed setbacks from the R-7.5 neighborhood to the south and R-20 neighborhood to the west are significantly greater than would otherwise be required in each of those neighborhoods.

- (j) *No use shall be permitted that will cause or result in:*  
*-dissemination of dust, smoke, observable gas or fumes, odor, noise or vibration beyond the immediate site of the building in which such use is conducted, or*  
*-unusual hazard of fire or explosion or other physical hazard to any adjacent buildings,*  
*or*  
*-harmful discharge of liquid materials, or*  
*-unusual traffic hazard or congestion due to the type of vehicles required in the use or due to the manner in which traffic enters or leaves the site of the use.*

No nuisance or hazardous conditions are anticipated. Construction activity will be mainly limited to the interior of the building.

- (k) *All buildings and grounds and other structures shall be maintained in good repair and in safe, clean and sanitary condition. All landscaping required pursuant to an approved site plan shall be installed to the satisfaction of the Director of Parks and Recreation and shall thereafter be maintained in accordance with an agreement to be*

*made part of the application of record, which agreement shall be enforced by the Zoning Enforcement Officer, upon advice of the Director.*

The Applicant is amenable to a condition of approval requiring the Property to be maintained in good repair.

**b. Special Permit Standards**

*Special Permits shall be granted by the reviewing board only upon a finding that the proposed use or Structure or the proposed extension or alteration of an existing use or Structure is in accord with the public convenience and welfare after taking into account, where appropriate:*

- (1) the location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangement of Structures, drives and Parking Areas and the proximity of existing dwellings and other Structures.*

As proposed, the Property will be 20.2678± acres, 19.7045± acres of which will be located in the C-D zone. With 102 residential homes, this is a density of just over five (5) units per acre, well below the fourteen (14) units per acre permitted in the C-D zone. The proposed carriage homes along the river are separated from the western property boundary by a significant wooded buffer and the homes on the southern portion of the Property are a minimum of fifty feet (50') from the property line. Notably, the homes in the adjacent R.7.5 neighborhood may be up to two and one-half (2 ½) stories with a minimum setback of only thirty feet (30'). As proposed, the community will not be visible from Long Ridge Road.

- (2) the nature and intensity of the proposed use in relation to its site and the surrounding area. Operations in connection with Special Permit uses shall not be injurious to the neighborhood, shall be in harmony with the general purpose and intent of these Regulations, and shall not be more objectionable to nearby properties by reason of noise, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property than the public necessity demands.*

This neighborhood is comprised of a variety of residential, commercial and institutional uses. However, the City has long maintained a desire for less commercial office space outside of the central business district and more diversity of housing. This proposal fulfills both of these objectives. The elimination of a potential commercial office site in favor of for-sale attached residential homes will result in a reduction in the possible intensity of the Property and the overall enhancement of the neighborhood. Accordingly, the Applicant submits that the proposed development is compatible with the neighborhood and in harmony with the intent of the Regulations.

*(3) the resulting traffic patterns, the adequacy of existing Streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading, and the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.*

As detailed in the enclosed Traffic Impact Study prepared by Tighe & Bond, the proposed development will not have a significant impact on traffic operations. The Property is located on Long Ridge Road, a main arterial north-south connection in Stamford, and no new curb cuts are proposed. Each home will include a private, two-car garage with additional parking capacity on each driveway and another twenty-one (21) parking spaces will be provided on the site for visitors. Thus, the Applicant submits that the existing streets and proposed off-street parking can easily accommodate the proposed residential development.

*(4) the nature of the surrounding area and the extent to which the proposed use or feature might impair its present and future Development.*

The proposed residential development will not impair the present or future development of the surrounding area. The proposed attached homes are a natural fit with the proposed apartments and approved senior housing to the north. Redeveloping this long-vacant site with a luxury, for-sale common interest community will also enhance the value of the Property and related tax base. Moreover, the retail complex to the east will benefit from the patronage of these new residents.

*(5) the Master Plan of the City of Stamford and all statements of the purpose and intent of these regulations.*

The proposed development satisfies the goals of Master Plan Category 8, which provides for the “limited expansion and adaptive reuse of compatible office, research and development, residential, government, educational and medical uses[.]” It also complies with the following Master Plan Policy goals, policies and strategies:

- 3B.1: Concentrate regional office, retail and entertainment uses and high-density residential development Downtown.
- 3.B.2: Discourage expansion of office development outside of Downtown in areas that do not have direct access to transit.
- 3C.3: Maintain the affordable housing stock to ensure that people who work in Stamford can afford to live in Stamford.
- 6A.1 Balance new development with preservation of existing residential communities.
- 6B: Preserve existing and create new affordable housing.
- 6C.2: Promote development of a variety of housing types.
- NTW1.2: Direct and enhance commercial/office development in existing commercial zones.

- NTW1.4: Explore the feasibility of rezoning certain vacant or underutilized commercial/office properties along Long Ridge Road for multifamily residential and mixed-use development.

Additionally, the proposed development complies with the intent of the C-D regulations, which recently were amended to permit multifamily residential use via special permit on a greater number of parcels in the C-D Zone. This amendment was made in accordance with the Master Plan’s first enumerated goal for growth management, which states: “Amend zoning to allow for redevelopment of office parks outside Downtown for mixed-use.”<sup>8</sup>

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<sup>8</sup>Master Plan Policy 1.3B.1, page 4.

**Schedule D**  
**Description of Property**

All that certain piece, parcel or tract of land, with the buildings and improvements thereon, situated in the city of Stamford in the county of Fairfield and state of Connecticut, known as Parcel "C" as shown on a map titled Property Survey Depicting Adjustment of Lot Line Parcel 'C', Map 10292 S.L.R. & Parcel "B-R" – Map 11551 S.L.R. #120 Long Ridge Road Stamford, CT Prepared For 120-C Long Ridge LLC, dated DRAFT July 1, 2025\*

\*This description relates to the proposed 20.2678 acre parcel.

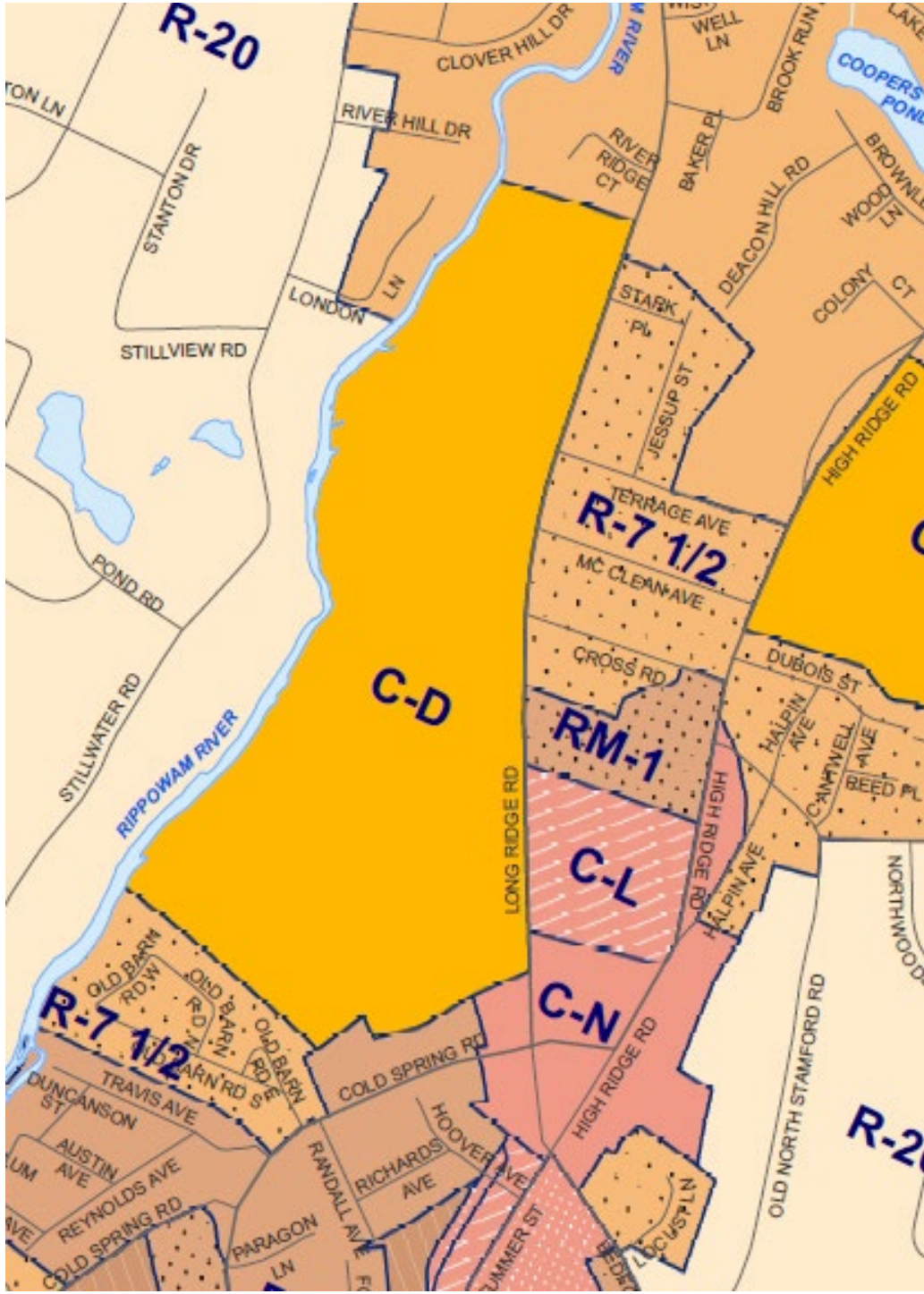
**Schedule E**  
**Zoning Data Charts**

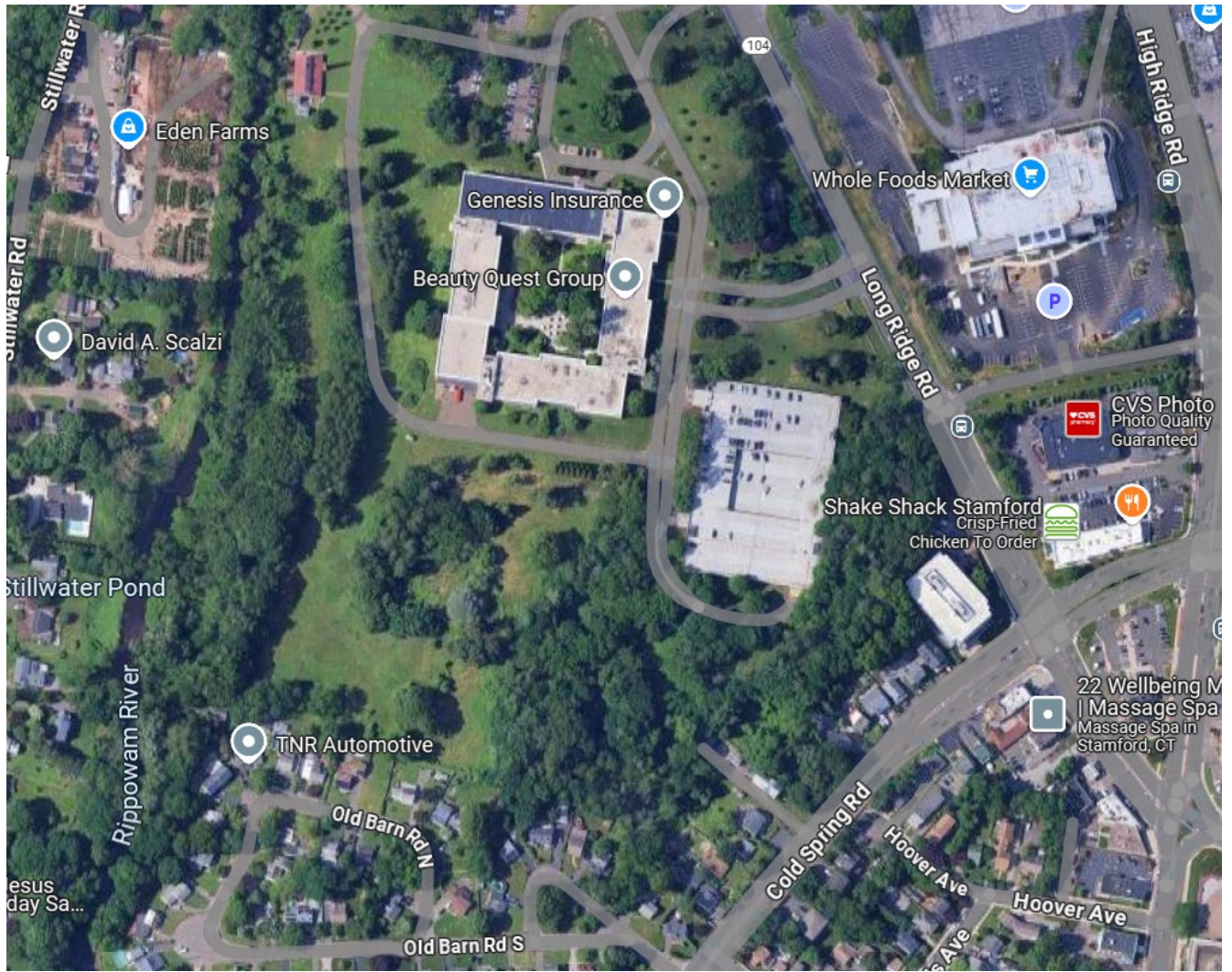
C-D Zone			
Standard*	Residential Buildings Permitted/ Required	Existing/Proposed	Notes
<b>Lot Area</b>	15 acres	20.2678± acres C-D – 19.7044± acres R-6 – 0.4245± acres R-7.5 – 0.1389± acres	Complies
<b>Building Coverage</b>	25%	18.2± %	Complies
<b>Lot Coverage</b>	40%	35.8± %	Complies
<b>Density</b>	12 units/14 units per acre if all required <i>BMR Units</i> are provided on-site	102 units (5.1 units / acre)	Complies
<b>BMR</b>	N/A	Onsite or Fee-in-Lieu Payment for up to 10.2 units <sup>9</sup>	Complies
<b>Building Height</b>	Lesser of 3 stories or 35'	Carriage Homes: 2 stories Townhomes: 3 stories < 35'	Complies
<b>Street Line Setback</b>	50'	>350'±	Complies
<b>All Other Setbacks</b>	Same as the <i>Rear Yard</i> requirement for each adjacent district but not less than 50'	Northern Boundary - 56'± Southern Boundary – 51.6'±	Complies
<b>Usable Open Space</b>	7,650± SF	91,255 SF±	Complies
<b>Parking</b>	2 spaces per unit plus 1 space for every 4 units for visitors (230 spaces)	371 spaces <sup>10</sup>	Complies
<b>EV Parking</b>	1 space per unit	102	Complies

<sup>9</sup> The Applicant will decide how the BMR requirement will be satisfied prior to issuance of a building permit.

<sup>10</sup> All homes include two-car garages; however, the garages with the townhomes really function as one and one-half car garages. To be conservative, a maximum of three (3) spaces per townhome has been assumed.

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





June 17, 2025

Vineeta Mathur  
Principal Planner, Land Use Bureau  
City of Stamford  
888 Washington Blvd.  
Stamford, CT 06901

**Re: Toll Northeast V. Corp.  
Land Use Applications  
120-C Long Ridge Road (the "Property")**

Dear Ms. Mathur:

Toll Northeast V. Corp. is the contract purchaser of the above-captioned Property. 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 land use applications with the City of Stamford on its behalf in connection with the Property. Thank you for your acknowledgement of said authority.

Sincerely,

Toll Northeast V. Corp.



By: Kevney D. Moses  
Senior Land Entitlement Manager  
Duly Authorized

June 17, 2025

Vineeta Mathur  
Principal Planner, Land Use Bureau  
City of Stamford  
888 Washington Blvd.  
Stamford, CT 06901

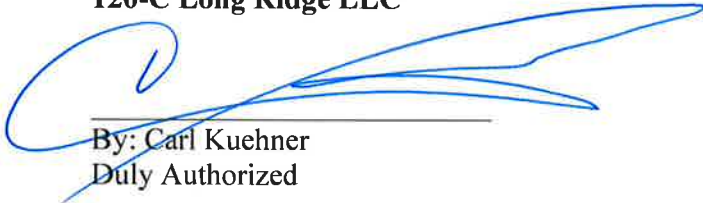
**Re: 120-C Long Ridge LLC  
Land Use Applications  
120-C Long Ridge Road (the "Property")**

Dear Ms. Mathur:

120-C Long Ridge LLC is the owner of the above-captioned Property. 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 land use applications with the City of Stamford on its behalf in connection with the Property. Thank you for your acknowledgement of said authority.

Sincerely,

**120-C Long Ridge LLC**



By: Carl Kuehner  
Duly Authorized



107 Selden Street, Berlin, CT 06037  
P.O. Box 270, Hartford, CT 06141-0270

November 18, 2024

Tolls Brothers  
42 Old Ridgebury Rd – 2<sup>nd</sup> Floor  
Danbury, CT 06612

Re: Eversource Electric Service.

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CONCEPT PLAN: 95 HOMES  
44 CARRIAGES + 51 TOWNHOMES  
**COLD SPRING ROAD**  
STAMFORD, FAIRFIELD COUNTY, CONNECTICUT

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Dear Mr. Zemola:

I am responding to the recent inquiry you submitted to The Connecticut Light and Power Company dba Eversource Energy (“Eversource”).

This letter confirms that Eversource has existing electric distribution facilities that extend down Cold Spring Rd/Long Ridge Rd. Any provisions of electric service to a new distribution customer would be done in accordance with Eversource’s Tariffs, Policies, procedures, Terms and Conditions for Delivery Service and state law/regulation and the customer’s premises and use thereof cannot conflict or unreasonably interfere with Eversource’s existing easements, facilities and rights over the premises served.

Sincerely,

Dennis Labroschiano  
Field Engineering Design  
Eversource Energy

Cc: Ed Finelli – Supervisor Field Engineering Design

September 5, 2024

Toll Brothers  
42 Old Ridgebury Road – 2<sup>nd</sup> Floor  
Danbury, CT 06612

Re: 700 Fairfield Avenue, Stamford, CT

**Will Serve Letter for proposed project at 120 Long Ridge Road, Stamford, CT**

Mr. Zemola,

This letter is in response to your request to Eversource for a service availability letter ("will serve") for the above proposed townhome development project.

Eversource has natural gas facilities on Long Ridge Road. Thus, we have the ability to serve this project with natural gas. However, in order for Eversource to determine the feasibility and cost of serving the project, equipment load review, and an engineering analysis must be completed by Eversource with applicable internal approvals granted. Once the review and analysis are completed, Eversource will determine any applicable costs required from the developer.

Once the owner of the property enters into a Service Installation Agreement with Eversource, we will provide the gas service to this project subject to our current Rate Schedules & Rules & Regulations. This letter does not commit Eversource in any way and is solely for the purpose of identifying gas availability to serve the project.

I look forward to working with you on this project. Please call me at any time if you have questions. I can be reached at 203-854-6431.

Sincerely,

*Mindy Greenberg*

Mindy Greenberg  
Senior Strategic Account Executive  
Eversource  
203-854-6431

Edward Kelly, Chairman  
SWPCA Board of Directors  
Stamford WPCA  
EKelly@StamfordCT.gov



William P. Brink, P.E. BCEE  
Executive Director  
Stamford WPCA  
WBrink@StamfordCT.gov

June 24, 2025

**To Whom It May Concern:**

This notice is to state that public sewer service is available within an easement to serve the proposed development at 120 Long Ridge Road, Stamford, CT. Sewer service is subject to a detailed review of the proposed 44 carriage house and 58 townhome unit development during the permit application process. Capacity studies and sewer main upgrades may be required.

Should you have any questions, feel free to call (203) 977-5896.

Sincerely,

Ann M Brown, P.E.  
Supervising Engineer

Cc: Steve Pietrzyk, WPCA Collection System Supervisor

**Office use only**

Date received  
Application Nr (e.g., ZB, ZBA,  
TB)


**Location**

\*Address of Development  
Number & Street  
\*Stamford, CT ZIP Code

120C Long Ridge Road
Stamford, CT 06902

**Applicant Information**

\*Applicant full name  
Applicant Company  
\*Applicant Street Address  
\*Applicant City, State, ZIP  
\*Applicant Email  
\*Applicant Phone

Toll Bros, Inc.
c/o Tighe & Bond
213 Court Street, Suite 1100
Middletown, CT
elindquist@tighebond.com
860-852-5219

**Property Owner Information**

\*Is the property owner the same  
as the applicant?

No
----

If NO please answer the following

\*Owner full name  
Owner Company  
\*Owner Street Address  
\*Owner City, State, ZIP  
\*Owner Email  
\*Owner Phone

120 Long Ridge LLC
100 Washington Blvd, suite 200
Stamford, CT 06902
c/o Conor O'Neill: coneill@bltooffice.com
203-846-1900

**Is this ... (check one)**

the 1<sup>st</sup> Submission (Zoning Board,  
ZBA or Building Permit  
application)  
the 2<sup>nd</sup> Submission (CO sign-off)

X

# SCORECARD RATING

Category	Max Points	Points achieved
Building Health	8	5
Energy Use	25	4
Landscaping and Open Space	11	4
Land Use	17	0
Mobility	29	0
Resiliency	11	1
Resource Management	9	0
Urban Design	10	6
Water Use	7	0
<b>TOTAL</b>	<b>127</b>	<b>20</b>

95 or more Points	A+	LEED Platinum
80-94 Points	A	LEED Gold
65-79 Points	B	LEED Silver
50-64 Points	C	LEED Certified
0-49 Points	NR	

## BUILDING HEALTH

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Indoor air quality	BH1	After construction ends and before occupancy, conduct indoor air quality testing	Promotes a healthier living/work space	1	
Low emitting materials	BH2	Reduce concentrations of chemical contaminants from building interior paints and coatings, interior adhesives and sealants, flooring and insulation	Limits exposure to volatile organic compounds (VOCs), which are linked to many short- and long-term health problems	1	
Moisture management	BH3	Provide heating, ventilating and air conditioning systems and controls designed to limit relative humidity to 60% or less during all load conditions, both occupied and not occupied	Limits exposure to mold	1	1
Daylighting	BH4	Provide adequate daylight through windows, skylights, and other means	Promotes a space and saves energy healthier living/working	1	1
Window shading	BH5	Provide protection from excessive light exposure	Promotes a space and saves energy healthier living/working	1	
Operable windows	BH6	Each regularly occupied space has operable windows	Increases indoor air quality, access to natural light, and user comfort	1	1
Active design	BH7	Integration of pathways and stairs within the built environment in projects with 2 to 4 floors	Promotes exercise and health	1	1
Fitness equipment	BH8	Convenient and free access to fitness equipment	Promotes exercise and health	1	1
<b>TOTALS</b>				<b>8</b>	<b>5</b>

### Alternative Path to Compliance

IWBI Well Platinum Rating - 10 Points

IWBI Well Gold Rating - 8 Points

IWBI Well Silver Rating - 6 Points

IWBI Well Bronze Rating - 4 Points

## ENERGY USE

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
<b>Building efficiency</b>	EU1	Energy Star rating of 50+ (3 points), 75+ (6 points) or 85+ (9 points)	Buildings committed to high-performance goals use	9	
<b>Efficient appliances</b>	EU2	All appliances are Energy Star	Reduce energy use	1	
<b>Submetering</b>	EU3	Residential: submetering by unit Commercial/mixed-use: submetering of space to maximum extent—at least one meter per floor, per 10,000 sf, or per tenant	Submeters encourage conservation by monitoring and allocating costs to end users	2	2
<b>Cool surfaces</b>	EU4	Achieve threshold percentages of reflectance and/or shade (see “Overview” for details), or green roof	Reflective and shaded exterior surfaces reduce contribution to urban heat island warming	2	
<b>Exterior lighting</b>	EU5	Exterior lighting is full-cutoff or dark-sky compliant, and automatically turns off when natural light is sufficient	Reduces energy use and light pollution	1	1
<b>Interior lighting</b>	EU6	Interior lighting turns off automatically when not in use (for residential buildings: in common or amenity areas only)	Reduces energy use	1	1
<b>Renewable energy production production OR combined heat and power</b>	EU7	Building incorporates solar photovoltaic, solar thermal, micro-wind, or other renewable sources to meet at least 10% of the design energy load (3 points), 25% (5 points), or 40% plus (7 points); OR Project will use that captures waste heat for use power generation system	Off-sets demand for electricity from carbon-producing energy sources (coal, oil, etc.) or reduces energy use	7	
<b>Passive heating</b>	EU9	Development employs strategies to maximize solar gain in winter and prevent solar gain in summer	Reduces energy use	2	
<b>TOTALS</b>				<b>25</b>	<b>4</b>

## LANDSCAPING & OPEN SPACE

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
<b>Green roof</b>	LA1	Vegetated roof that covers 50% or more of the roof area (also qualifies for EU4 - cool roof)	Reduces the “heat island” effect and reduces stormwater runoff	<b>2</b>	
<b>Tree preservation</b>	LA2	Preservation of 80% or more of mature trees	Environmental benefits, reduces energy use, enhances property values	<b>1</b>	
<b>Tree canopy</b>	LA3	At maturity, tree canopy will cover 50% or more of undeveloped surface (at least 20%	Environmental benefits, reduces the “heat island” effect	<b>1</b>	
<b>Additional landscaping</b>	LA4	Landscaping that exceeds required Zoning Regulations by 25% or more	Reduces the “heat island” effect, reduces stormwater runoff	<b>1</b>	
<b>Native plants</b>	LA5	Landscaping that is 80% or more native and drought-resistant by area of plantings	Supports native habitats	<b>2</b>	2
<b>Join Stamford Pollinator Pathway</b>	LA6	Add the parcel to the Stamford Pollinator Pathway	Supports native habitats	<b>1</b>	
<b>Organic land care</b>	LA7	Signed pledge to manage property according to NOFA Standards for organic land care	Environmental and health benefits	<b>1</b>	
<b>New publicly accessible open space</b>	LA8	Create publically available open space of 5,000 or more square feet; or exceed PAAS requirement by at least 25%	Increases public open space	<b>2</b>	2
<b>TOTALS</b>				<b>11</b>	<b>4</b>

## LAND USE

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
<b>Brownfields</b>	LU1	Redevelopment of brownfield site	Makes use of existing infrastructure, reduces development pressure on undeveloped lands and removes or safely encapsulates contamination	3	
<b>Redevelopment</b>	LU2	Redevelopment of previously developed sites	Makes use of existing infrastructure and reduces development pressure on undeveloped	1	
<b>Adaptive reuse</b>	LU3	Adaptive reuse of existing building	Saves resources	2	
<b>Historic preservation</b>	LU4	Historic preservation	Saves resources	2	
<b>Mixed-use</b>	LU5	60% or more of ground floor area on retail streets contain active uses at the street level (2 Points) Primary entrances with 1/4 mile of at least three neighborhood services (2 Points)	Mixes housing, work and services to reduce transportation needs and promotes constant activity at street level Services within walking distance reduce transportation needs	4	
<b>Transit-supportive density</b>	LU6	<b>Residential:</b> 50 or more dwelling units per acre <b>Commercial/mixed use:</b> FAR of 3.0 or greater <b>Within 1/2 mile of Stamford Transportation Center:</b> 60 or more dwelling units per acre or FAR of 0.8 or greater	Higher density neighborhoods will result in more riders; this enables more frequent transit service	5	
<b>TOTALS</b>				<b>17</b>	<b>0</b>

## MOBILITY

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Reduce single occupancy vehicle travel	M1	Submit Parking and Transportation Demand Management plan (PTDM) that reduces vehicle trips 20% from base ITE estimate	Reduces carbon emissions and pollutants by reducing travel to and from a site	2	
Transit Score	M2	Transit Score 50-69 1 Point Transit Score 70-89 2 Points Transit Score 90+ 3 Points	Reduces carbon emissions	3	
Incentivize transit use	M3	Participate in TransitChek or similar program	Reduces car dependency	2	
Walk Score	M4	Walk Score 50-69 1 Point Walk Score 70-89 2 Points Walk Score 90+ 3 Points	Reduces car dependency	3	
Bike Score	M5	Transit Score 50-69 1 Point Transit Score 70-89 2 Points Transit Score 90+ 3 Points	Reduces car dependency	3	
Car share	M6	On-site car-sharing program (such as ZipCar) at rate of at least 2 cars per 100 dwelling units (residential) or 2 car per 100 parking spaces (commercial) (2 points). Exclusive use of low or zero emission vehicles for car share (2 points)	Provides flexibility to transit users and zero-car households, minimizing business fleets	4	
Shared Parking	M7	At least 10% reduction in total parking needs due	Maximizes use of parking facilities	3	
Parking availability	M8	Provided parking is no more than 105% of minimum required parking (1 point) OR approved parking reduction per Zoning (2		2	
Unbundled parking fees	M9	<b>Residential:</b> parking spaces sold or rented separately from dwelling units <b>Commercial:</b> daily or monthly end-user parking	Encourages households to reduce vehicle ownership	2	
Electric vehicles	M10	Exceed zoning requirement for EV parking and charging by at least 50%	Encourages use of zero-emission electric vehicles	2	
Contributions to transportation infrastructure	M11	Development provides \$50,000 to City transportation infrastructure improvements 1 point \$100,000 - 2 points \$200,000 - 3 points		3	
<b>TOTALS</b>				<b>29</b>	<b>0</b>

## RESILIENCY

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Floodplain	R1	Development is outside of the 100-year floodplain (1 point) Development is outside of the 500-year floodplain (3 points)	Makes buildings more resilient to flooding	3	1
Flood resiliency	R2	Structure(s) is elevated 2 feet above base flood elevation, and mechanical systems are on top floor and/or 2 feet above base	Makes buildings more resilient to flooding	2	
Building resiliency	R3	Structure(s) is equipped with back-up generators or renewable systems, such as solar panels, for core building functions (light, heat, ventilation/cooling)	Promotes safety and preserves building functions	3	
Sea level rise	R4	Development is outside of the projected 2085 sea level rise areas	Reduces future flood risk	2	
Emergency plan	R5	Emergency preparation and continuation of operations plan	Promotes safety and preserves building functions	1	
<b>TOTALS</b>				<b>11</b>	<b>1</b>

## RESOURCE MANAGEMENT

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Construction and demolition debris	RM1	50% of demolition waste by weight was recycled (2 points) 50% of construction waste by weight was recycled	Preserves natural resources, saves energy, reduces greenhouse gas production, saves money, creates jobs	3	
Recycling	RM2	Compliant recycling system that includes collection of electronics and textiles	Preserves natural resources, saves energy, reduces greenhouse gas production, saves money, creates jobs	1	
Organic waste	RM3	Organic waste is collected separately, and composted either on- or off-site On-site food waste dehydrator or on-site aerobic digester	Reduces the waste stream and creates compost	1	
Reusable materials	RM4	Dishwashing facility and collection station for used utensils sized to accommodate the building's population capacity	Reduces solid waste	1	
Sustainable Building Materials	RM5			3	
<b>TOTALS</b>				<b>9</b>	<b>0</b>

## URBAN DESIGN

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Block size	UD1	Public street or public pedestrian walkway at no less than 400-foot intervals	Small blocks enable shorter walking distances between destinations and promote walking	1	
Minimal visual impact of parking	UD2	Garage wrapped by other uses at the pedestrian level for at least 80% of garage frontage Surface spaces are blocked from view by structures along frontage of main entrance	Visible parking lots deaden street life and discourage walking	1	
Building orientation	UD3	Principle functional entrance opens to sidewalk adjacent to public street	Main entrance at street promotes frequent pedestrian trips to nearby destinations and transit use	1	
Building façade	UD4	Building entrances are no more than 100 feet apart, and mass of building is broken up vertically and/or horizontally	Creates increased activity at the street and visual interest	3	3
Building materials	UD5	No use of EIFS, vinyl, or aluminum in façade	High quality building materials improve the pedestrian environment	3	3
Building proximity	UD6	Front façade built to minimum allowed setback line	Creates increased activity at the street and visual integrity	1	
<b>TOTAL</b>				<b>10</b>	<b>6</b>

## WATER USE

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
<b>Indoor water management</b>	W1	All fixtures are EPA WaterSense rated (1 point) Development uses greywater for irrigation and/or cooling towers (2 points)	Reduces use of treated potable water	3	
<b>Outdoor water management</b>	W2	Landscape irrigation systems are EPA WaterSense rated	Reduces use of treated potable water	1	
<b>Stormwater management</b>	W3	Exceed requirements of Stamford Drainage Manual for stormwater retention by at least 20%	Reduces amount of stormwater and associated pollutants draining into the municipal system	3	
<b>TOTALS</b>				<b>7</b>	<b>0</b>