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INTEROFFICE MEMORANDIUM

TO: Zoning Board Office

FROM: Luke Buttenwieser
Transportation Planner *Luke Buttenwieser*

DATE: December 15, 2025

RE: Zoning Board Applications 224-18, 225-23

Applications #224-18, 225-23

23 Barry Place
Continental Family Holdings

The Transportation, Traffic & Parking Department (TTP) has reviewed the following documents:

- Zoning Board application dated June 24, 2025;
- Traffic Impact Study prepared by SLR dated November 5, 2025;
- Traffic Impact Study Addendum Letter prepared by SLR dated December 8, 2025;
- Site Plan Review Set prepared by D'Andrea Surveying and Engineering dated December 5, 2025;
- Zoning Location Survey prepared by D'Andrea Surveying and Engineering dated December 5, 2025;
- Landscaping Plan prepared by Environmental Land Solutions dated November 4, 2025;
- Architectural Drawings prepared by AWA Design Group dated November 5, 2025.

The Department made comments on this application in an Interoffice Memoridandum to the Zoning Board Office dated July 21, 2025. The below comments are based on the aforementioned revised documents.

The proposed application seeks to construct 245 units of housing with a mix of townhomes and apartment style units. The below information is based on the data from the November 5, 2025 traffic study and not the December 8, 2025 Addendum.

Traffic Impact Study

1. The current use of the site is vacant land. While there was a manufacturing and warehouse use on the site previously, it has been closed and demolished. The proposed development's traffic generation is 103 vehicles in the AM Peak Hour (which is in the upper range of the previous' use potential trip generation and 103 vehicles more than the current use), 119 vehicles in the PM Peak Hour (which is in the upper range of the previous' use potential trip generation and 119 vehicles more than the current use), and 125 vehicles in the Saturday Peak Hour (which is several times more vehicles than the previous' use potential trip generation and 125 more than the current use).
2. There is a hockey rink adjacent to the site. Counts shall be taken to collect the peak hour of the hockey rink combined and analyzed with the anticipated traffic from the residential development.
3. At the intersection of Selleck Street and Fairfield Avenue, the combined northbound right movement shows a degradation in the level of service. Improvements may need to be made to the signal timing, signal equipment, and/or intersection geometry to address this.
4. The Applicant shall prepare a Transportation Demand Management Plan utilizing the City's Plan format prior to zoning approval.
5. Turning vehicle traffic at the intersection of Fairfield Avenue and Melrose Place is anticipated to increase by 88% in the AM Peak and 76% in the PM Peak. The applicant shall study if a minor-road stop control configuration is the most appropriate traffic control for this location and if signalization is warranted.
6. 65% of departing and arriving site traffic is predicted to utilize Melrose Place. Melrose Place has limited capacity to handle additional traffic due to its narrow lane width, lack of defined travel lanes, and lack of pedestrian facilities. Prior to the issuance of a CO, the applicant, at its sole expense, shall rebuild Melrose Place to include pedestrian facilities, better defined on-street parking, drainage and curbing as needed, and other roadway infrastructure facilities to support increased two-way traffic. The Applicant shall develop a plan for this reconstruction which shall be reviewed and approved by the City. The Applicant shall be required to post a bond with the City for the cost of the work in addition to any other permit requirements to complete the work. [The applicant has agreed to rebuild Melrose Place and has submitted documents to that end as part of the site plan.](#)

Site Development Plan

The Department reserves the right to make any and all additional comments on all Site Development and Roadway Improvement Plans during the Building Permit Phase.

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**CITY OF
STAMFORD**

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INTEROFFICE MEMORANDIUM

TO: Zoning Board Office *LWB for FWP*

FROM: Frank W. Petise, P.E. *FWP* 
Transportation Bureau Chief **Luke Battenwieser**
Transportation Planner

DATE: May 24, 2024

RE: Zoning Board Application 224-18

Application #224-18

23 Barry Place
Continental Family Holdings LLC

The Transportation, Traffic & Parking Department (TTP) has reviewed the following documents:

- Zoning Board application received April 19, 2024
- Project narrative;
- Zoning Location Survey prepared by D'Andrea Surveying and Engineering dated February 2024; and,
- Traffic Impact Study prepared by SLR dated March 15, 2024.

1. The current site is an industrial warehouse and office site along Barry Place. The proposed map change application could allow up to 267 residential units in a mix of townhouses and apartments. Barry Place and Melrose Place have no pedestrian infrastructure, and there is a sidewalk only on one side of Fairfield Avenue with no sidewalk on Congress Street. Additionally, CTTransit buses only stop within walking distance of the site in the outbound direction, and there is no infrastructure to connect potential residents to this bus stop. Fairfield Avenue is listed on the City's Vision Zero High Injury Network demonstrating higher than average crash and safety

risk. 65% of proposed site traffic will utilize Melrose Place which is narrower and substandard while the majority of existing traffic utilizes Barry Place.

The lack of any pedestrian infrastructure (sidewalks and crosswalks) or traffic calming infrastructure in the immediate site area is a concern of the Department in light of the proposed development potential. The roadways as they are now may not be able to safely accommodate the proposed development without enhancements. Pedestrian and other safety infrastructure will need to be included along Barry Place, Melrose Place, and Fairfield Avenue as part of future site plan applications to ensure the safety and mobility of existing and future residents.

2. The traffic study should be revised to utilize ITE Code 150: Warehousing to reflect the existing use more accurately.
3. The turn movement counts at the intersections of Fairfield Avenue and Congress Street and Fairfield Avenue at Selleck Street should be revised for when school is in session.
4. All afternoon turning movement counts should be revised to 2024 for Tuesday through Thursday.
5. Provide a Saturday analysis.



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

May 22, 2024

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

From: Lindsay Tomaszewski, Environmental Analyst

Subject: Zoning Board Application 224-18 / Application for Zoning Map Change
23 Barry Place / Continental Family Holdings LLC

EPB staff has reviewed the above-referenced application to change the zoning designation of portions of the property at 23 Barry Place from the MG Zone to the RM-1 and R-MF Zoning districts. This property is not located in the Coastal Management Area or within a Special Flood Hazard zone (Zone X, FIRM Panel 09001C0516G). The property does contain designated conservation easement areas and upland review area to wetlands on the neighboring Innis Arden Golf Club. EPB has no objection to the proposed map change.

If the applicant's stated concept to redevelop 23 Barry Place for residential development, low density multifamily and high density multifamily, comes to pass, EPB review and approval of erosion and sediment control measures, stormwater management facilities, landscaping, compliance with PB 4047, and other items will be required. If any work is proposed within the designated conservation easement and/or wetland upland review areas, it will require a special permit from EPB prior to authorization for development.

Thank you for the opportunity to comment.

CITY OF STAMFORD

MAYOR
CAROLINE SIMMONS

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CITY ENGINEER
LOUIS CASOLO, JR., P.E.
Email: LCasolo@StamfordCT.gov

INTEROFFICE MEMORANDUM

April 19, 2024

To: Vineeta Mathur Principal Planner

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

Subject:

**23 Barry Place - Continental Family Holdings LLC
Zoning Application No. 224-18**

The Engineering Department of the City of Stamford has reviewed the above-mentioned application, dated 3/26/2024, for Map Change to rezone 23 Barry Place from current MG (Manufacturing General) to the proposed RM-1 (Multi Family District-Low Density Design District) and RM-F (Multi-Family Residence Design District) zoning districts, and has determined the following:

The proposal to rezone the property generally has no impact on any authority of this department. However, any change in use would require review of a site development plan including required parking and may be subject to water quality improvements and/or on-site stormwater mitigation should increase in parking and buildings result in an increase in impervious coverage. Increase in density may result in increase in impervious coverage. In accordance with the City of Stamford's MS4 Permit, we encourage minimizing impervious surfaces and LIDs. Developments will have to be designed in accordance with the City of Stamford Drainage Manual. Final site plans will be subject to review and approval by the Engineering Department and other City departments.

Should you have any questions, please call me at 977-6165.

Reg. No.

MAYOR
Caroline Simmons



**CITY OF STAMFORD
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May 22, 2024

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

**RE: ZB APPLICATION #224-18 - MICHAEL J. CACACE; CACACE, TUSCH &
SANTAGATA representing CONTINENTAL FAMILY HOLDINGS, LLC -
23 BARRY PLACE - Map Change**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, May 21, 2024, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to rezone 23 Barry Place from the current M-G (Manufacturing, General) to the proposed RM-1 (Multiple Family District - Low Density Design District) and RM-F (Multifamily Residence Design District) zoning districts.

Michael J. Cacace, Esq.; Cacace, Tusch & Santagata, representing the applicant, made a presentation and answered questions from the Board.

After some discussion, the Planning Board unanimously voted to recommended *approval* of **ZB Application #224-18** and found this to be in general harmony with Master Plan Category #3 (Residential - Low Density Multifamily) and Master Plan Category #5 (Residential - High Density Multifamily) and is aligned with the following Master Plan policies and strategies:

- Master Plan Policy 6A to maintain residential neighborhood character by balancing new development with preservation of existing residential communities through greyfield redevelopment, supporting neighborhood revitalization by activating a long-vacant site.
- Master Plan Policy 6C to encourage development of mixed income housing by encouraging conversion of vacant office buildings to residential use.
- Housing Plan and Master Plan goals to provide a range of housing options for Stamford's workforce.

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac