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OCT 15 2025

ZONING BOARD

Response to Questions from Representative Carl R. Weinberg dated September 19, 2025 re  
Application #225-27, 961 Long Ridge Road and 16 Wire Mill Road

Suitability for Independent Living

- Bulk regulations as defined in the zoning regulations generally apply to an entire site, not to individual town units.
- The zoning requirements are such that you must have an ADA compliant first floor that requires that the bathroom, kitchen and bedroom all be wheelchair accessible which results in a large building footprint.
- Permanent restrictions will be recorded on the land records with each deed. Each will restrict use of the dwelling to seniors and those with disabilities in accordance with the Zoning Regulation the duration of which is perpetual.
- There are limited services, but less than those offered in assisted living facilities.

Impact on Neighborhood

- There is no impact anticipated from the addition of the wells.
- There is a lighting plan detailed in the landscape plan designed to have minimal or no impact on surrounding properties.
- The architectural renderings demonstrate that the construction and design of the buildings will be consistent with the surrounding neighborhood.
- There is a robust planting plan being proposed including plantings both inside and outside the proposed fence.

### Traffic and Egress

- The results of the 2023 traffic study are being reviewed in light of the most recent developments in the area.
- Egress on the west side of the property has been evaluated by the outside traffic consultant and the City's Traffic Department who have concluded that the site lines are more than sufficient and result in their being no need for concern.
- Accessway on Wire Mill has also been evaluated and the final design is based upon all parties input.
- The City's emergency personnel has evaluated both Wire Mill and Long Ridge accessways as well as internal operations for safety and access, the results of which are all included in the proposed plan.

### Project Construction

- The type of construction related to the grounds ability to resist settling is determined by the structural engineer prior to the building permitting process.
- City water is not available for this project. The current access to City water is well over 1000 feet from the proposed site.
- There will be no fire hydrants per se. There will be an alternate means of a water source by providing a 20,000-gallon underground water tank with a standpipe. It will be located outside the gated portion of the development and available for all emergencies.
- The project will need State Department of Transportation approval to close the existing access on Long Ridge Road.

- The applicant is anticipating heated parking in front of each garage intended to provide safe access/egress for those with disabilities during inclement weather.

#### Property Maintenance

- There will be a homeowners' association formed as is typical with these type of developments. The association is responsible for all maintenance, repairs, snow removal, etc. of all common areas within the development.

#### Environmental Issues

- This project has already been before the Environmental Protection Board for review and obtained its approval. The wetlands have been delineated and standard written documentation regarding their protection and management will be recorded on the land records.
- Testing for soil contaminants is generally required by the lending institution in their discretion prior to a construction loan commitment.
- At the present time the landscape plan appears to be consistent with the tree ordinance as no trees are presently slated to be removed.

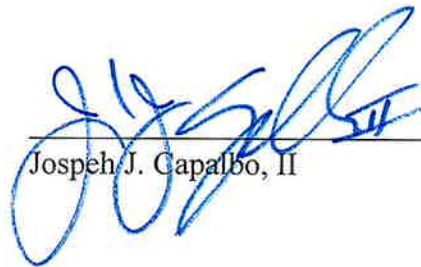
#### Commercial Property

- The applicant, during its period of ownership, has not made alterations that would require a permit without first obtaining a permit.
- The design of the project is such that the two uses as proposed are compatible and, in fact, more in harmony and more compatible than the existing configuration especially as they relate to the surrounding area.
- The commercial uses are considered legally non-conforming. As such, they are restricted to the present use or to a use less intense than existing. Any proposed increase

to the current size or intensity of the existing buildings would require an application to the Zoning Board of Appeals for a variance.

Submitted by,

Dated: October 15, 2025



Joseph J. Capalbo, II

September 19, 2025

Zoning Board  
Stamford Government Center  
888 Washington Blvd.  
7th Floor  
Stamford, CT 06901

By Email [StamfordLandUse@stamfordct.gov](mailto:StamfordLandUse@stamfordct.gov)

RE: Application 225-27: 961 Long Ridge Road and 16 Wire Mill Road

Dear Zoning Board:

I serve District 20 on the Stamford Board of Representatives. The address for Application 225-27 is located within District 20 – hence my particular interest in this application. After reviewing the application materials, I have several questions about the application. When the Zoning Board reviews the application, I respectfully request that you consider asking the applicant for responses to these questions, and then consider those responses in making any decisions about the application.

For ease of review, I have divided the questions into the following categories – suitability for independent living; impact on the neighborhood; traffic and egress; project construction; property maintenance; environmental issues; and use of the commercial property.

**Suitability for Independent Living**

- Do the bulk regulations for Independent Living Facilities in R-10 (see page 4-35 of the Zoning Regulations) apply to the entire property or to each individual townhome or building?
- Notwithstanding the Zoning Regulations' definition of an Independent Living Facility, is a 2-story unit of nearly 3,000 square feet truly designed and intended for seniors or for people needing an ADA-compliant residence?
- I could not find any mention in the application materials of a deed restriction that would limit ownership and occupancy to seniors and individuals with disabilities. What deed restrictions does the applicant intend? Will they be permanent or time-limited? If the latter, for what time period?
- Notwithstanding the Zoning Regulations' definition of an "Independent Living Facility," one would normally expect a "facility" to provide services to residents. What services (if any) will be provided to the residents? Who will provide them?

### **Impact on the Neighborhood**

- The application calls for three additional wells to provide water to the residents. What effect (if any) will three additional wells, and their anticipated usage rates, have on other wells in the neighborhood?
- One might expect significant exterior lighting for a development that caters to seniors and mobility-challenged residents. However the application does not provide much information about exterior lightings. What exterior lighting is being planned? How might the planned exterior lighting affect the quality of life of nearby neighbors, both along and across Wire Mill Road?
- Is the use of modular construction materials consistent with other homes in the neighborhood?
- Is the proposed design of the new buildings consistent with the residential architecture in the neighborhood?
- Will the fence being proposed block the view from the street of the proposed plantings?

### **Traffic and Egress**

- The application relies on a 2023 traffic study, which was conducted (a) during Covid restrictions, and (b) before approval of the projects at 800 Long Ridge Road and 900 Long Road. Because of these issues, should the application continue to rely on the findings in the 2023 traffic study? If not, should a useful traffic study wait until the reopening of the Wire Mill Bridge?
- The application includes an egress on the west side of the property, where the property is bounded by the entrance ramp to the Merritt Parkway.
  - Will it be safe for vehicles to enter from or exit onto the entrance ramp?
  - Will it be safe for vehicles to either cross the entrance ramp and proceed north on Long Ridge Road, or cross the entrance ramp and enter the property?
  - Will it be safe for emergency vehicles to use this egress point to either enter or exit the property?
- The application also includes an egress on the south side of the property, where Wire Mill Road bounds the property.
  - Will traffic back-up from the Wire Mill / Long Ridge traffic light block this egress? Will the applicant's suggestion of a "don't block the entrance" sign be sufficient to prevent blockage?
  - Given the curve in Wire Mill Road east of the proposed egress, will vehicles be able to turn left safely onto Wire Mill Road?
  - Will it be safe for emergency vehicles to use this egress point to either enter or exit the property?

### **Project Construction**

- The application's soil study discusses drainage but not the ability of the ground to resist settling of the proposed new buildings. Has the ground been tested to provide assurance that excessive settling of the proposed new buildings will not occur over time?
- Why was City water not considered for this project?
- Are fire hydrants available to service the proposed location of the new buildings, in the back of the property?
- Since state roads bound the property on two sides (Merritt Parkway and Long Ridge Road), does the project need approval from CT state agencies?
- The application appears to suggest that outdoor parking spaces will be heated. If this is correct, how will that be accomplished?

### **Property Maintenance**

- Who will own the common areas of the property?
- How will the grounds be maintained? Who will have this responsibility?
- Who will be responsible for snow removal, repair of roads and driveways, etc.?

### **Environmental Issues**

- According to the application, it appears that about 20% of the property will become impervious. Is this a cause for concern?
- Has the soil in the area being used for CT DOT storage (which is the area where the residences will be located) been tested for contaminants?
- How will the wetlands be preserved and managed? Who will be responsible for these activities?
- How does the landscaping plan fit with the proposed tree ordinance that is currently under consideration by the Board of Representatives?

### **Commercial Property**

- Has the commercial building ever been altered without receiving required permits?
- Is the presence of a commercial building compatible with the residential project?
- Will any restrictions be placed on future use of the commercial building, or may the use of the commercial building change as of right? If the latter, will certain usages (e.g., retail or restaurant) have a significant increase on traffic and parking?

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Thank you for your consideration of these questions, and as always, thank you for your service to our community.

Yours truly,

A handwritten signature in cursive script, appearing to read "Carl R. Weinberg".

Carl R. Weinberg  
Board of Representatives, District 20