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STAMFORD, CT 06904 -2152

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January 16, 2026

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

JAN 16 2026

PLANNING BOARD

**RE: Application 226-02 - City of Stamford Zoning Board , 888 Washington Blvd Stamford, CT, - Zoning Map Change.** - Applicant is proposing a map change to Mckeithan Park from the current R-5 Zoning district to P Zoning District and 0 Maitland Road from the current R-7 ½ Zoning District to the P Zoning District.

Dear Ms. Godzeno,

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Map Change (226-02) 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 **February 20, 2026**.

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

Sincerely,

*Vineeta Mathur*

Vineeta Mathur  
Principal Planner





DATED AT STAMFORD, CONNECTICUT, THIS 16<sup>th</sup> DAY OF January 20 26

SIGNED: [Signature]

**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 Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.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  
 ss STAMFORD January 16 20 26  
 COUNTY OF FAIRFIELD

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

Courtney L Fahan  
 Notary Public-Connecticut  
 My Commission Expires  
 December 31, 2029

Courtney L Fahan  
 Notary Public - Commissioner of the Superior Court

**FOR OFFICE USE ONLY**

APPL. #: 226-02 Received in the office of the Zoning Board: Date: \_\_\_\_\_

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

# Narrative: Proposed Rezoning of Mckeithan Park and a second parcel to a P – Park District

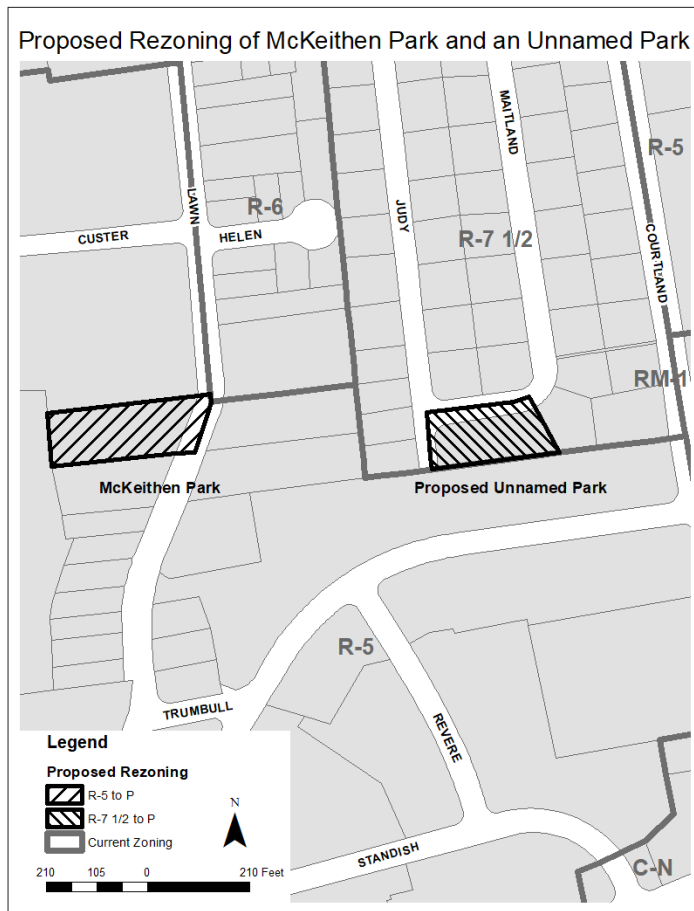
1/8/2026

## 1. Background

Some parks in Stamford are currently zoned as park. Parks have, by state statute and by the Stamford Charter, certain protections. For example, park land of less than 20,000 sf must be replaced 1:1 if it is proposed for a different use.

The Stamford Parks and Recreation Commission has approached the Zoning Board to support them in their effort to better protect parks by making sure all land used as parks is zoned accordingly. The rezoning of Mckeithan Park from R-5 to a P District and another city-owned parcel nearby on Maitland Road from R-7<sup>1</sup>/<sub>2</sub> to a P District (see Fig.1) would be the first step in a comprehensive citywide effort to align the zoning with the actual use.

Figure 1 Rezoning Area



## Rezoning Area

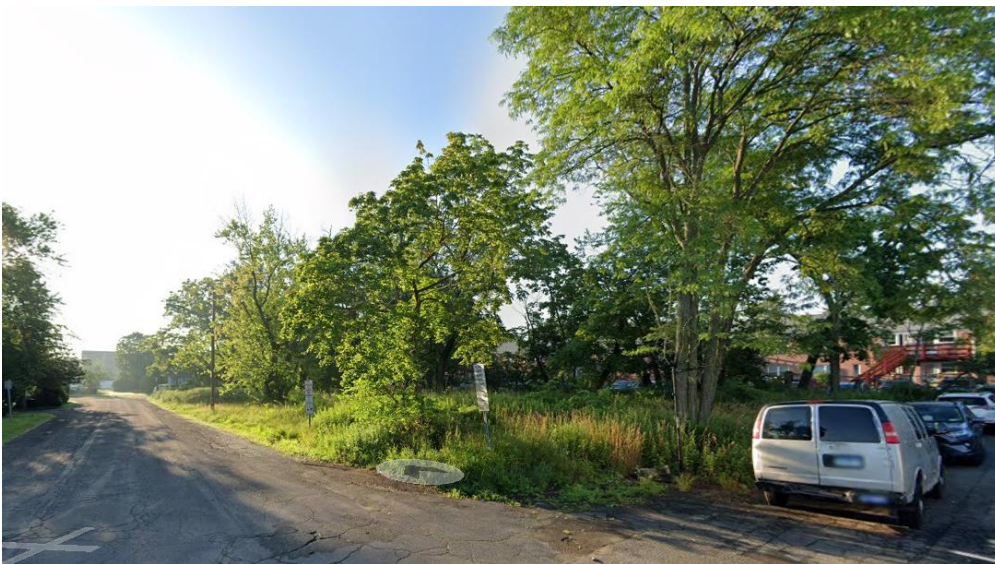
The rezoning area consists of Mckeithan park and a city-owned property on Maitland Road, both located in Glenbrook.

McKeithan Park is located at 134 Lawn Avenue, has an area of approximately 32,560 sf and is improved with a playground that was opened in 2015 (see Fig. 2). The park is currently zoned R-5, which is a medium density multi-family district. To the north, west and south of the park are Charter Oak Communities' Lawnhill Terrace houses.



*Figure 2 Mckeithan Park*

The second parcel to be rezoned is located one block over to the east, at the southeast corner of the southern intersection of Judy Lane and Maitland Road (see Fig. 3). The 18,586 sf parcel is currently zone R-7<sup>1</sup>/<sub>2</sub>, which is a single-family district, and is unimproved. To the north, east and west of the site are single-family homes, also in an R-7<sup>1</sup>/<sub>2</sub> zoning district. To the south is a garden-apartment-style condo complex in an R-5 medium-density multifamily district.



*Figure 3 Parcel at Judy Ln and Maitland Rd*

The east side of Stamford was identified by the City's Comprehensive Plan as one of the areas with a low tree cover and high surface temperatures due to the urban heat island effect. Protecting parks and open space in this part of town would support the City's sustainability goals and promote the health of residents, and aligns with Comprehensive Plan Strategies 11, Expand Stamford's Green Infrastructure and 12, Improve and Connect Stamford's Parks, Open Spaces, plazas and waterfront.

# Proposed Rezoning of McKeithen Park and an Unnamed Park

