

Present: **12 Zoom Participants:**

The meeting began at 6:30 pm

Ralph Blessing – Land Use Bureau Chief gave an update on the Bath House application and provided information about other potential developments slated for the South End.

- The Bath House was approved by the zoning board since it is a permitted as of right use in the SRDS District.
- The zoning board considered it as a gymnasium/physical cultural establishment
- The zoning board could not prohibit the use since the application was for a site plan approval.
- The only discretion the zoning board had was in relation to the design (i.e. request for more windows on the street, & more plantings)
- To do the Bath House on the site they needed transfer development rights from the boat yard 14-acre site since there were no non-residential rights left.
- There are some remaining residential rights left on the bath house site for possibly 60 units.
- The 34,000 Sq Ft can no longer be used on the 14 – acre site.
- On the 14-acre site there is a little more than 100,000 sq ft of non-commercial development rights left.
- At the public hearing there were comments about the greenway near the waterfront. The Bath House doesn't directly front on the harbor. Once the Sprague site starts development then there will be discussions about the greenway connection.

Sue Halpern inquired about the development of the Sprague site based previous information received from Rick Redniss.

Ralph Blessing responded that Sprague probably can't get a settlement agreement on their property.

South End NRZ Zoom Minutes

March 10, 2026

Question-Lynn Brooks: The transfer of development rights from the 14-acre site how does that now constrain what can be done with the 14-acre site?

Answer-Ralph Blessing: A general development plan was created for Harbor Point, and each block has development rights assigned.

John Wooten asked Ralph to clarify why they are taking residential from the 14-acre site to put in commercial?

Ralph advised that development rights for the 60 units are still on the site. If BLT want to move the rights for the 60 units, they will have to come back to the zoning board.

Question- Sue Halpern: Isn't there a clause back agreement?

Answer - Ralph Blessing: Not Familiar, as the clause back agreement was something done prior to him coming to the City of Stamford

Question-John Wooten: Is DEEP monitoring the oil tanks at the Sprague site?

Answer-Ralph Blessing: This is a state issue so you would need to reach out to DEEP.

Question-Sheila Barney: Can BLT take transfer rights to other areas in the South End?

Answer-Ralph Blessing: NO. The rights are strictly for the assigned BLT development area.

Question-Sheila Barney: How much more property do they have for development?

Answer-Ralph Blessing: 100,000 sq ft left for the 14-acre site. 60 units for the bath house site, Pacific Street, Dyke Lane, Block C2 174 units. With the General development plan the zoning board has a little more discretion. With site plan approvals the zoning board has the least discretion, zoning changes the board has the most discretion and as of right applicants don't have to come in front of the zoning board, they just need a building permit.

Question-Sheila Barney: How would you remedy the noise at the bath house roof top café?

Answer-Ralph Blessing: They are bound by the noise ordinance; therefore you would call the Stamford police department for enforcement.

South End NRZ Zoom Minutes
March 10, 2026

Question-John Wooten: What is going on with the Lock works building?

Answer-Ralph Blessing: The owner is in the process of suing BLT and the City. Until the settlement of the lawsuit nothing is happening.

Question-Sheila Barney: When is the estimated build out for Woodland Avenue?

Answer-Ralph Blessing: Whatever was approved at the time is what they can build. The time frame is when the permit expires.

Question-Sue Halpern: Is there a way to find out when the permits expire?

Answer-Ralph Blessing: Look up the application and the approval has the expiration date of the permits. However, during Covid permit expirations were extended 19 years.

Question-Sheila Barney: Has an emergency route been looked at since there are only 4 access/egress into the South End?

Answer-Ralph Blessing: You should reach out to public Safety.

Hattie of BLT was thanked for making the parking lot of Tequila Escape available for parking during the snowstorms. Hattie mentioned they will look at doing it again in 2027.

Meeting adjourned at 7:30 pm