

To: City of Stamford Planning Board, Land Use Bureau
City of Stamford Zoning Board, Land Use Bureau

From: The Shippan Point Association
P.O. Box 111381
Stamford, CT 06911

Date: April 23, 2021

Re: Applications concerning 40 Signal Road, Stamford
Master Plan Change – Appl# MP-441
Zone Change Application – RA-1 to RM-1
Text Change Application - SECTION 9L, RM-1 MULTI -FAMILY, LOW DENSITY
DESIGN DISTRICT

Members of the Planning and Zoning Boards,

As president of the Shippan Point Association, I am writing you on behalf of the Shippan Point community. Before you are a series of applications designed to allow for the creation of a multi-family development on waterfront property between Cummings Point and Dolphin Cove. As this property is currently zoned RA-1, we are aware of the multistep process necessary to put the subject property in a position to be considered for multifamily development. While we are similarly a waterfront community, the particulars of the applicant's request to change the Master Plan and zoning designations of their property are not of immediate concern to the Shippan Point Association. However, the applications before you are of one piece with the goal of allowing the subject property to make use of a new zoning classification within Section 9L to be called RM-1 MULTI -FAMILY, LOW DENSITY DESIGN DISTRICT.

The proposed Section 9L text change creates a new classification allowing for multifamily development on waterfront lots greater than one (1) acre. The master Plan requires a designation of Category 3 at a minimum for multifamily development which is why the applicant has proposed their Master Plan map change. While it might appear that the language of the proposed 9L classification was narrowly drafted with only the subject property in mind, there is one other property that currently meets the Master Plan's multifamily requirements for this new classification. I have attached a portion of the Master Plan which shows the parking lot across from the Vineyard Vines headquarters on Harbor Drive. This property, which is part of Shippan Point, is located on the waterfront, is within Master Plan Category 3 and is far in excess of one acre.

Based on the limited information included in the applications before you, we are not currently in a position to determine whether this new zone classification would be good or bad for our community. However, we do not see any evidence in this application that consideration

has been given to the text change's impact outside of the subject property. Possibly the applicant did not consider other impacts or it believed no other properties in the City would qualify for this classification. In either situation, our community should not have this new use imposed upon us as part of a completely unrelated land use application. We therefore oppose all parts of this application for not being narrow enough in scope and for not addressing the impact of the zone text change beyond the limited property owned by the applicant.

Signed,

Jill Luciani

Jill Luciani

President, Shippan Point Association



Parking lot on Harbor Drive

