

**STAMFORD PLANNING BOARD**  
**REGULAR MEETING & PUBLIC HEARING**  
**APPROVED MINUTES - TUESDAY, JUNE 27, 2017**  
**4TH FLOOR CAFETERIA, GOVERNMENT CENTER**  
**888 WASHINGTON BLVD., STAMFORD, CT**  
**REGULAR MEETING - 6:30 P.M. / PUBLIC HEARING - 7:00 P.M.**

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Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Claire Fishman, Secretary; Jennifer Godzeno and Michael Totilo. Alternates: Michael Buccino and Roger Quick. Absent: William Levin, Alternate. Present for staff: David W. Woods, PhD, AICP, Principal Planner.

Ms. Dell called the meeting to order at 6:30 p.m. and introduced the members of the Board and staff present. Ms. Dell also explained that this is a regular meeting and also a Public Hearing which would start at 7:00 p.m. Ms. Dell introduced the first item on the agenda.

**SUBDIVISION:**

- 1. SUBDIVISION #4032 - THE HOUSING AUTHORITY OF THE CITY OF STAMFORD d/b/a RIPPOWAM CORP. - 68 LAWN AVENUE:** Rippowam Corp. owns approximately 5.3 acres of land in the R-5 District located at 68 Lawn Avenue with frontage on the west side of Lawn Avenue and the southeast side of Custer Street. The subject property is fully developed with 92 below market rate (BMR) dwelling units and associated parking, landscaping, etc. as part of the Lawnhill Terrace residential community. Rippowam Corp. is planning to begin Phase 2 of a four-phase rehabilitation of the existing apartments and update to the parking lots and entry driveways. For financing purposes related to Phase 2 of these improvements, Rippowam Corp. is proposing a subdivision of the 5.3 acre property into two (2) separate parcels. There are no plans to change the number or location of units, number of bedrooms or any building areas. This subdivision request is similar to the subdivision request submitted earlier for the Housing Authority property across the street. The purpose is to allow the Housing Authority to refinance the existing built-out parcels as part of its four-phase rehabilitation project. Raymond Mazzeo, of Redniss & Mead, was available to answer any questions. After a brief discussion, Mr. Tepper recommended *approval* of *Subdivision #4032*; Mr. Totilo seconded the motion and passed unanimously with eligible members voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

Ms. Dell called for a motion to move the agenda item under “Old Business” (Subdivision #3896) forward to Subdivision Item No. 2. Mr. Totilo made the motion to move Subdivision #3896 to Item No. 2 on the agenda; Mr. Tepper seconded the motion and passed unanimously with eligible members voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

- 2. SUBDIVISION #3896 - NEW DINAMAX, LLC & NATALIA ULYANOV - 957 ROCK RIMMON ROAD:** Attorney John Leydon Jr., representing the applicant, is requesting an extension of time to complete the required work. After a brief discussion, Mr. Totilo recommended *approval* of the extension of time for *Subdivision #3896* and this request is compatible with the neighborhood and consistent with Master Plan Category #1 (Residential - Very Low Density Single Family); Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Quick, Tepper and Totilo).

**REQUEST FOR AUTHORIZATION:**

- 1. EXTENSION OF DEED RESTRICTIONS ON THE HOLLY MANSION PROPERTY AT COVE ISLAND PARK FOR SOUNDWATERS, INC. - BOAT SHED GRANT APPLICATION (HURRICANE SANDY DISASTER RELIEF):** Soundwaters is asking the City to extend the existing deed restrictions on the Holly Mansion Property at Cove Island Park for an additional five (5) years [from fifteen (15) to twenty (20)]. Soundwaters received a Hurricane Sandy Disaster Relief reimbursement grant in the amount of \$53,500.00 in January 2015 for repairs made to the basement and front porch of the Holly Mansion at Cove Island Park. The City, as owner of the property, agreed to certain 15-year use restrictions and maintenance requirements imposed by the State Historic Preservation Office (“SHPO”) as a condition of that grant. Soundwaters has since paid for repairs to the Boat Shed on that same property and has applied for a second Hurricane Sandy Disaster Relief reimbursement grant in the amount of \$77,339.00. SHPO requires a 5-year extension on the use restrictions and maintenance requirements as part of approving that application. The Planning Board originally recommended approval of this deed restriction on the Holly Mansion property at Cove Island Park a couple of years ago. Since then, Soundwaters has applied for a second Hurricane Sandy Disaster Relief reimbursement grant in the amount of \$77,339.00 which requires a 5-year extension. After a brief discussion, Ms. Godzeno moved to *approve* the Extension of Deed Restrictions on the Holly Mansion Property at Cove Island Park for Soundwaters, Inc. - Boat Shed Grant Application (Hurricane Sandy Disaster Relief) and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter, and finds this to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).
- 2. CONGRESSMAN HIMES LEASE AMENDMENT:** This is an Amendment to the City’s Lease with Congressman Himes for 966 sq. ft. of office space on the 10th Floor of the Government Center. The Amendment changes only the Term of the Lease, which will now run through January 2, 2019. The remainder of the Terms, including the rent of \$1,796.47 per month, shall remain the same. There are no insurance issues as Congress will not allow them. Also note that the Congressional District Office Lease Attachment limits the liability of the Congressman and the House at ¶ 20. After a brief discussion, Mr. Totilo moved to *approve* the Congressman Himes Lease Amendment and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter, and finds this to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

**SUPPLEMENTAL CAPITAL EXPENDITURES**

**REQUEST FOR AUTHORIZATION:**

- 1. LIONE PARK CAPITAL UPGRADE - PROJECT #CP8700 (\$800,000.00):** Boys & Girls Club has obtained a Grant Award from the State of Connecticut Department of Children and Families. The Club wishes to use the Grant funds to pay for a portion of the improvements in Lione Park. The City has completed the design of park improvements and intends to award the project bid using appropriated City and Grant funds. After a brief discussion, Ms. Fishman moved to *approve* the Lione Park Capital Upgrade - Project #CP8700 and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter, and finds this to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan ; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

2. **STREET PATCH & RESURFACING - PROJECT #C56182 (\$2,500,000.00):** Patch and resurface Stamford's roadway infrastructure using accepted engineering standards. This includes milling, overlay, reconstruction, associated fixes to public streets and associated subsurface replacements. The Mayor's office has completed a Road Condition Assessment process and prioritized where this work should start. This supplemental request is for an additional \$2.5 Million for street patching and resurfacing for the highest priorities to be started and completed in the fall. Anthony Romano, Management Analyst, OPM, was available to answer any questions. After a brief discussion, Ms. Godzeno moved to *approve* the Street Patch & Resurfacing Project #C56182 and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter, and finds this to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan ; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).
3. **EMERGENCY COMMUNICATIONS CENTER (\$180,000.00):** The existing recorder is no longer supported due to age (10 years old - beyond its life span). This is a priority as the recorder has failed several times and is on its last leg. The recorder records all calls coming into the PSAP and provides the ability to retrieve incident information for the Courts and for QA. IT has worked with the CAD Administrator, Northeastern Communications and the current recorder manufacturer. This supplemental request to replace the existing recorder is vital for public health, safety and welfare. Anthony Romano will be available to answer any questions. After a brief discussion, Ms. Fishman moved to *approve* the replacement of the recorder in the Emergency Communication Center and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter, and finds this to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

Ms. Dell suspended the Regular Meeting and opened the Public Hearing. Ms. Dell introduced the first item.

**PUBLIC HEARING BEGAN AT 7:00 P.M.**

**MASTER PLAN AMENDMENT:**

1. **MASTER PLAN AMENDMENT NO. 425 - MARILYN TREFRY PROPOSED PARK - HOPE STREET & LARGO DRIVE:** The City owns approximately .10 acre vacant parcel located at the northeast corner of Hope Street & Largo Drive. The Springdale Neighborhood Association (SNA) is advocating for a new park in honor of Marilyn Trefry, who for many years, was the former president of Springdale Neighborhood Association. The Springdale Neighborhood Association had raised an initial \$5,000 to fix up and make a park in Ms. Trefry's name, as well as the SNA has pledged help the City with maintaining this new park. The City is requesting a change from Master Plan Category #6 (Commercial - Neighborhood Business) to Master Plan Category #14 (Open Space - Public Parks). The purpose of this Master Plan amendment and recommendation to the Zoning Board is to reflect the underlying Master Plan category as park in place of Category #6 (Commercial - Neighborhood) thereby reflecting the existing conditions of the existing .10 acre park. To clarify the record, when Dr. Woods put together the of this amendment to the Master Plan, he inadvertently missed where the decimal should have been located so as showing  $\pm 3.35$  acres instead of the  $\pm .335$  acre parcel including the road; taking out the calculation on Largo Drive, this park is  $\pm .10$  acres. After considerable discussion, Mr. Tepper moved to *approve* Master Plan Amendment No. 425; Ms. Godzeno seconded the motion and passed unanimously with eligible members voting, 5-0 (Dell, Godzeno, Fishman, Tepper and Totilo).

2. **MASTER PLAN AMENDMENT NO. 424 - WOODLAND PACIFIC, LLC; THE STRAND/BRC GROUP, LLC & WALTER WHEELER DRIVE SPE, LLC:** Applicant owns two (2) parcels where Parcel I is located at Atlantic Street and Woodland Avenue. Applicant is requesting a change from Master Plan Category #4 (Residential-Medium Density Multi-Family) to Master Plan Category #9 (Urban Mixed-Use) and Parcel II is located at Woodland Avenue and Pacific Street and Applicant is requesting a change from Master Plan Category #6 (Commercial-Neighborhood Business) to Master Plan Category #9 (Urban Mixed-Use). As per the attached Staff Report, Staff recommends approval of the Master Plan Amendment #424 changing the referenced parcel from Master Plan Category #4 and Category #6 entirely to Master Plan Category #9. Since this parcel was advertised to only include the existing land owned by BLT, Staff recommended amending the Master Plan to include the entire block. If the Planning Board agrees with Staff, Staff proposes two motions: (1) approval of the Master Plan amendment as advertised; and (2) approval of the Master Plan amendment as Staff recommends. If the Planning Board votes to approve both recommendations, then the legal notice of approval will be amended to reflect the final recommendation of the Planning Board. Ms. Dell invited the public to offer their comments. The following citizens spoke: Terry Adams, Board of Representatives; John Wooten, Sheila Barney, Frances Garrity, Nadia Brown and Martin Levine representing the DSSD. After listening to comments from the public and the applicant, the consensus of the Board was to Table the decision on Master Plan Amendment No. 424 until the August 29, 2017 meeting.

Ms. Dell closed the Public Hearing and reopened the regular meeting. Ms. Dell introduced the next item on the agenda.

**ZONING BOARD REFERRALS:**

Garden Homes Apartments by Inspirica has finalized its Text Change, Map Change, Special Exception and Site & Architectural plans applications. The Planning Board has seen this application numerous times and from a planning perspective these interlinked requests make sense.

1. **ZB APPLICATION #217-32 - THE GARDEN HOMES FUND & INSPIRICA, INC. - 68, 76, & 80 FRANKLIN STREET - Text Change:** Applicant would like to amend Section 9-AAA-4, MX-D Infill Development, Subsection b-v to read as follows (new text is underlined):

All uses on the site shall satisfy the parking requirement of §9-AAA-3-i provided that only required new residential parking shall be subject to the requirement that a minimum of  $\frac{2}{3}$  (two thirds) of parking shall be either (a) situated below grade or (b) integrated into the building and/or screened from sensitive views to the satisfaction of the Zoning Board. Notwithstanding the requirements of §9-AAA-3-i, pursuant to Special Exception approval of the Zoning Board, residential parking may be provided in conformance with §12-D-I-c.

Notwithstanding the requirements of §9-AAA-3-i and §9-AAA-4-b-ii, pursuant to Special Exception approval of the Zoning Board, projects targeting the priority need for deeply subsidized affordable housing may be approved subject to the following criteria and special standards:

1. The site is located within the Downtown Land Use Category as delineated on the Stamford Master Plan;
2. The development is owned and managed by a nonprofit corporation exempt from taxation under Section 501(c)(3) of the U.S. Internal Revenue Code;
3. At least 75% of all housing units shall be permanently affordable to households at or below 30% AMI;
4. Residential parking shall be provided at 1 space for every 3 residential units;
5. Parking standard for non-residential uses shall be subject to determination by the Zoning Board;

6. Submission of a Parking Management Plan with consideration of the potential for shared parking, convenience of mass transit, proximity to off-site public and/or private parking infrastructure and use of shared vehicles (e.g. “zip cars”), tandem, valet and similar on-site and off-site parking management strategies providing sufficient rationale or said Parking Management Plan to the satisfaction of the Zoning Board.

After a brief discussion, Mr. Tepper recommended *approval* of **ZB Application #217-32** and finds this request to be compatible with the neighborhood and consistent with the 2015 Master Plan Category #11 (Downtown); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

2. **ZB APPLICATION #217-33 - THE GARDEN HOMES FUND & INSPIRICA, INC. - 68, 76, & 80 FRANKLIN STREET - Map Change:** Applicant is proposing a change to the zoning district from R-MF to MX-D to construct a 45,467 sq. ft. multifamily apartment building with a 5,204 sq. ft. ground floor pre-kindergarten and associated support spaces.

After a brief discussion, Ms. Godzeno recommended *approval* of **ZB Application #217-33** and finds this request to be compatible with the neighborhood and consistent with the 2015 Master Plan Category #11 (Downtown); Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

3. **ZB APPLICATION #217-34 - THE GARDEN HOMES FUND & INSPIRICA, INC. - 68, 76, & 80 FRANKLIN STREET - Site & Architectural Plans and/or Requested Used and Special Exception:** Applicant is proposing to construct a 45,467 sq. ft. deeply affordable multifamily building containing 53 units, a 5,204 sq. ft. pre-kindergarten and associated support spaces. A Special Exception is sought to allow 1.0 parking spaces per three (3) units.

After a brief discussion, Mr. Totilo recommended *approval* of **ZB Application #217-34** and finds this request to be compatible with the neighborhood and consistent with the 2015 Master Plan Category #11 (Downtown); Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

### **ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA #030-17 - APACHE SUMMER STREET, LLC - 2666 (a/k/a 2664) SUMMER STREET - Special Exception:** Applicant currently owns a gas station/convenience store with a gas pump island with three (3) gas pumps; a building with three (3) automotive repair service bays and a 14 ft. x 18 ft. snack shop/convenience store. Applicant would like to eliminate the three (3) automotive repair service bays and garage doors and enlarge the existing convenience store to occupy the building currently located on the property. This application reflects the original approval in 2006 with a new owner. The Zoning Board of Appeals concluded certain conditions that one of the previous owners did not like so let the approval expire. This is actually a Special Exception. This application reflects the Zoning Board of Appeal’s zoning conditions and is compatible with the neighborhood and consistent with Master Plan Category #7 (Commercial - Arterial). William Hennessey, representing the applicant, requested to speak if the Planning Board had any questions. After a brief discussion, Mr. Tepper recommended *approval* of **ZBA Application #030-17** and finds this request to be compatible with the neighborhood and consistent with the 2015 Master Plan Category #11 (Downtown); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

2. **ZBA #031-17 - ANNETTE SCIARETTA - 39 DOLPHIN COVE QUAY - Variance of Section 12-A-10:** Applicant owns an existing single family dwelling and would like to construct a circular driveway on the Dolphin Cove Quay portion of the property. Due to the odd shape and small size of this lot, the proposed circular drive with two (2) curb cuts on Dolphin Cove Quay is not compatible with the neighborhood and excessive for this modest lot creating hazards to the public health, safety and welfare. After a brief discussion, Mr. Tepper recommended ***DENIAL*** of ***ZBA Application #031-17*** and finds this request is not compatible with the neighborhood and inconsistent with the 2015 Master Plan Category #1 (Residential - Very Low Density Single Family); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).
  
3. **ZBA #032-17 - JAMES DUGGAN - 32 WEDGEMERE ROAD - Special Exception:** Applicant would like to erect a prefabricated post & beam, detached, one-story barn for storage. The applicant is requesting a variance that is much larger than the Zoning Code allows. The applicant's contention that having this approval "is most cost effective for me to purchase this prebuilt than have it built," is not a hardship. In addition, the applicant has unresolved drainage issues through his filling of his property without proper permits or appropriate soil and erosion controls affecting his neighboring property. William Hennessey, of Carmody Sandak Torrance & Hennessey, was available to answer any questions. After a brief discussion, Ms. Fishman recommended ***DENIAL*** of ***ZBA Application #032-17*** for the reasons stated above and finds this request is not compatible with the neighborhood and inconsistent with the 2015 Master Plan Category #1 (Residential - Very Low Density Single Family); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo). The Board also recommended that, at a minimum, the Zoning Board of Appeals requires the applicant to satisfactorily address the violations. Only after these violations have been properly resolved, should the applicant be allowed to erect a building that meets the existing size requirements.

**PLANNING BOARD MEETING MINUTES:**

**Meeting of 06/06/17:** After a brief discussion, Mr. Totilo moved to recommend approval of the Planning Board Minutes of June 6, 2017; Mr. Buccino seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Buccino, Dell, Quick, Tepper and Totilo) (Ms. Fishman and Ms. Godzeno were absent and not eligible to vote.)

**OLD BUSINESS:**

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

06/28/17 - Special Meeting

Planning Board on hiatus for the month of July - No Meetings

08/08/17 - Regular Meeting

08/29/17 - Regular Meeting

09/12/17 - Regular Meeting

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:30 p.m.

Respectfully Submitted,

Claire Fishman, Secretary  
Stamford Planning Board

**NOTE:** These proceedings were recorded on video and audio tape and are available for review in the Land Use Bureau located on the 7th Floor of the Government Center, 888 Washington Boulevard, during regular business hours.



**City of Stamford  
Planning Board**

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**MEMORANDUM**

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**TO:** CITY OF STAMFORD PLANNING BOARD  
**From:** VINEETA MATHUR, AICP, ASSOCIATE PLANNER; DAVID WOODS, PhD, AICP, PRINCIPAL PLANNER  
**SUBJECT:** MASTER PLAN CHANGE APPLICATION # 424 WOODLAND PACIFIC  
**DATE:** JUNE 23, 2017

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**Introduction**

The applicant requests changing the Master Plan Category for two contiguous parcels in the South End to Master Plan Category 9 (Urban Mixed Use). The first change requested is for a 4.52 acre parcel, shown as Area 1 on the applicant's map (see attached) from Category 4 (Residential - Medium Density) to Category 9 (Urban - Mixed Use). The second area, shown as Area 2 on the applicant's map encompassing a 0.15 acre parcel is requested to change from Category 6 (Commercial - Neighborhood Business) to Category 9 (Urban - Mixed Use).

The subject area is located in the center of the block bound by Woodland Avenue, Atlantic Street, Pacific Street and Walter Wheeler Drive. The block is located immediately north of Commons Park in Harbor Point. Roughly a quarter of the block in the southeast corner adjacent to Harbor Point is currently already under Master Plan Category 9. The remainder of the block is under Master Plan Category 4 (Residential - Medium density multifamily) with a small portion on the north east corner under Category 6 (Commercial - Neighborhood Business)

**Existing conditions**

The area proposed for Master Plan Category change by the applicant is currently vacant. It was formerly occupied by a garbage carting operation (B & S Carting). Prior to the carting operation, the site was occupied by Excelsior Hardware (lock manufacturing). The industrial uses of the site resulted in the contamination of the soil which will require significant remediation.

The remainder of the block includes a total of nine multi-family buildings on portions of Woodland Avenue, Walter Wheeler Drive and Atlantic Street. Three of these residential buildings were converted from single family to multi-family. The two multi-family residences on the corner of Woodland Avenue and Pacific Street have ground floor neighborhood retail uses including a bodega, deli and a beauty salon. Industrial uses on the site include an auto body shop at the corner of Atlantic Street and Woodland Avenue and an air-conditioning business on Atlantic Street, north of Walter Wheeler Drive.

**Recommendation**

Staff believes that Category 9 which allows a greater density (108 units and acre) and mix of uses than Category 4 (29 units and acre) is appropriate for the area because it will facilitate the redevelopment of a brownfield site which has high costs of remediation.

While surrounding blocks on the west and east are fully occupied by residential uses and may be considered for preservation at lower densities in the future, the subject block due to its vacant nature and proximity to the train station, the Harbor Point and Yale and Town developments is appropriate as a block to be considered for higher density (up to 108 units per acre) mixed-use redevelopment. Category 9 uses generally prescribe a lesser intensity both in use and density than downtown and can provide important support functions for the downtown for example by providing a population that can take advantage of the Downtown's cultural, leisure and retail assets. The proximity to downtown, therefore, also supports this proposal. It should be noted that the density permitted in this Master Plan category is significantly greater than what is currently permitted by Zoning in the SRD-S district (50 units and acre) in Harbor Point. This block being a five minute walk to the Stamford Transportation Center justifies greater density than areas which are located further out. It should also be noted that the exact density to be permitted will be up to the Zoning District that will be proposed for this area, which is not subject of this application.

This change in land use category supports Master Plan policies 5E.1 (promoting neighborhood revitalization for South End), 5E.3. (Relocation of industrial uses from residential areas and 4E (transit-oriented development).

Staff believes that the expansion of Master Plan Category 9 (Urban Mixed Use) should extend to cover the entire block rather than leaving portions of the block in Category 4. The map showing staff's recommendation is attached. The Master Plan is supposed to provide a large scale approach to urban development and therefore is not site specific in character. A holistic change in land use category for the block will allow for greater opportunities for a mix of uses to establish and allow for the creation of a desirable streetscape. Staff also recommends that all future Zoning regulations for the area should establish design control, requirements for sustainable building development, affordable housing, historic preservation of existing structures and enhancement of transportation options such as shuttle service, bike parking and bike lanes. From a planning perspective enhanced bus frequency should be considered to further connect the area to the train station and the rest of Stamford as well as the provision of community facilities (educational and recreational) to make sure that the needs of a variety of demographics are met in light of development.

## **DESCRIPTION OF MASTER PLAN CATEGORIES 4, 6 & 9**

### **#4. RESIDENTIAL-Medium Density Multifamily**

This category is intended to provide for and protect medium-density multifamily development. The category is appropriate to areas in transition from lower- to medium-density use, or in areas characterized by a mixture of apartment, condominium, attached row house or detached residential mid-rise structures, and such other uses (e.g., schools, houses of worship, clubs, hospitals and institutions) as may be permitted by Special Exception being in general harmony with and supportive of such multifamily neighborhoods. Residential density shall not exceed a total of 29 dwelling units per acre, or a total of 44 dwelling units per acre when exclusively for the elderly. A residential density bonus of 50 percent may be allowed by Special Exception, with a total not to exceed a total of 44 units per acre, provided that a substantial number of such bonus units are provided at below-market rates.

### **#6. COMMERCIAL-Neighborhood**

This category is intended to provide for and promote pedestrian-scaled "Main Street" environments: (1) encourage a variety of retail, office, other compatible business and residential uses distinct from the



most intensive Downtown development and also excluding auto-oriented retail permitted in Commercial-Arterial (Category #7); (2) be in a layout convenient to the abutting residential neighborhoods; (3) be serviceable by the capacity of existing arterial and mass transit systems; and (4) be characterized by small-scale development oriented to a "Main Street." Development within this category shall be at densities far below those allowed in Downtown (Categories #9, #10, #11), with bonuses subject to Planning Board review and recommendation and approval by the Zoning Board on the basis of (1) compatibility with adjacent residential areas, (2) superior design, (3) "Main Street" amenities, (4) pedestrian enhancements, (5) shared parking, (6) mixed-use development, (7) compliance with the goal of directing most commercial development to Downtown, (8) demonstration that the development will not adversely affect Downtown, and (9) compliance with design guidelines. Residential development within this category shall not exceed the permitted density of Residential-Low Density Multifamily (Category #3), except for development located within referenced "village centers."

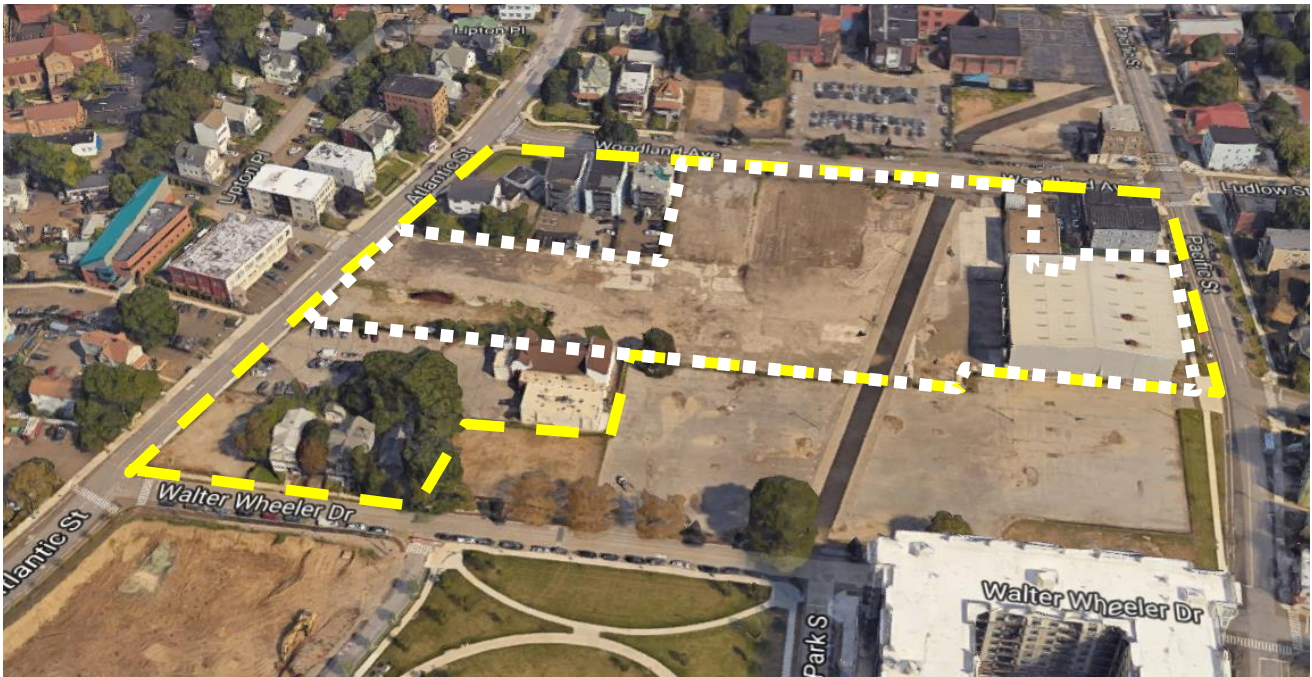
### **# 9. URBAN MIXED-USE**

The purpose of this category is to encourage redevelopment and to provide an orderly transition from the more-intensive Downtown area (Category # 11) to adjoining neighborhoods; and to provide a mix of uses complementary to and supportive of the Downtown. Intended is a full array of uses including high-density residential uses as the primary use in this category, supported by a dynamic mix of neighborhood retail and service uses, office, and recreational uses serviced by mass transportation and quality streetscapes that enhance connections between the Downtown and outlying neighborhoods of the City. Conservation and preservation of those existing elements of the district having significant architectural or historical value should be encouraged. This category supports and encourages the design and development concepts expressed in the South End Redevelopment Districts, North and South. All new construction and façade renovation in the Urban Mixed-Use area should be subject to review based upon land use standards that promote the objectives set forth herein. Development will be at a significantly lower density than in the Downtown (Category #11) and consist of buildings that are generally compatible in scale to the general character of the surrounding area. Throughout the Urban Mixed-Use area, development should meet superior standards of design and consider such factors as: (1) compatibility with adjacent residential areas, (2) extensive planning and outreach directed or overseen by the Land Use Bureau (3) preference that the uses will not lead to a net decrease in habitable affordable housing (4) safe and efficient movement by pedestrians and bicyclists, (5) proximity to mass transit, (6) determination that the scale and nature of the proposed uses are compatible with available traffic capacities and public infrastructure system, (7) final approval of architectural and site plans and requested uses by the Zoning Board, and (8) compliance with the goal of directing regional commercial development to the Downtown. Residential development within this category shall be at a density not to exceed that permitted in Residential-High-Density Multifamily (Category #5).

### **STAFF RECOMMENDATION:**

Staff recommends approval of the amendment to the Master Plan as revised by staff, from Master Plan Category 4 & 6 to Master Plan Category 9.

**Photos of the subject site and adjacent uses on the block**



The area shown in white dashed line is the area proposed by the applicant to be changed to Category 9. Area in yellow dashed line is the area recommended by staff for change to Category 9.



Applicant's property looking north on Walter Wheeler Drive



Multi-family residences looking east on Woodland Avenue



Mixed use on southwest corner of the intersection of Woodland Avenue and Pacific Street



Residences (converted to multi-family) on northern side of Walter Wheeler Drive between Atlantic Street and Pacific Street