



Fact Sheet on 0 Haig Avenue Property

Statement 1: “They will be able to circumvent our single-family zoned neighborhood because the building is considered ‘historic’ and all that’s required is to keep the façade.”

In order to protect historic buildings, the Zoning Regulations, for an extended period of time, have had special regulations which provide relief on certain zoning requirements. However, to qualify for that relief, two conditions must be met:

1. A building will have to be added to the Cultural Resources Inventory of the City of Stamford. In order to be added to the Cultural Resources Inventory, there needs to be a public hearing and the Historic Preservation Advisory Commission (HPAC) must make a statement as to the historic value of the building. Once a building is on the Cultural Resources Inventory, there is a requirement to preserve the façade, which is recorded on the land record, and all changes to the building require sign off by HPAC and the Zoning Board.
2. The Zoning Board, after a public hearing, must grant a Special Permit. The Zoning Board can set conditions.

Section 7.3.C.4.a.1 states that in all single-family districts, “increases in Floor Area Ratio, Dwelling Unit Density and Building Area shall not exceed what is permitted as-of-right,” meaning that a historic structure in a single-family district could only be expanded if it meets the same requirements as a single-family building.

Statement 2: “It could also allow the City to build future multi-family apartments or condos on other city-owned property on Haig, or elsewhere. This will cause increased traffic and a major strain on our utilities & water usage.”

No, this would only apply to a historic buildings like Haig Avenue and the buildings would go through the same process as described above. In addition, the City does not have much buildable land left. The Planning Board and Board of Finance have only recommended four sites for sale – Elm Street (2 properties), 35 Crescent Street, and 0 Haig Avenue.

The sewage treatment plan is currently only at 2/3 of its capacity. In a presentation to the Zoning Board on September 28th, 2022, (the video of which is available on the City’s website) Aquarian Water Company stated that there is no water shortage, and that water use has more or less plateaued because of more water efficient appliances and faucets.

Traffic impacts need to be studies on a case-by-case basis, but all Special Permit applications are reviewed by the Traffic Bureau for potential impacts.

Statement 3: “We also found out that both the Planning and Zoning Boards had already approved the sale but thankfully we made enough noise to hold the Board of Representatives from voting, and possibly approving the sale as well.”

The Zoning Board does not play a role in the sale of property and did not look at the site. At this point in the process, the City is exploring if the property should be put out to bid and, if so, under which conditions. The actual sale needs to be approved by the Planning Board, the Board of Finance and the Board of Representatives and requires a public hearing.

Statement 4: “The fact that there are multiple maneuvers that the City has quietly planned without having hearing meetings with citizens in these single-family zoned neighborhoods is untenable.”

At this stage of the process, no public hearings are required; please see previous statement. All discussions to date about this property were held in public forums and recordings of these meetings are available on the City’s website.

Statement 5: “Please note that Stamford has not yet opted out from the state’s desire to control all cities & town’s zoning laws.”

The Zoning Board has scheduled a public hearing on the opt-out for Monday, October 31, and will likely vote on the item the same night. If the opt-out is approved, it goes to the Board of Representatives Land Use Committee on Thursday, November 3 and, if approved, the full Board of Representatives would vote on it on Monday, November 7th.

The State law does not control “all cities and towns zoning laws” but affects only a very narrow set of uses – accessory dwelling units and some very specific parking requirements.