

From: Anthony Totilo <anthony@totiloarchitects.com>
Sent: Tuesday, March 28, 2023 5:41 PM
To: Cohen, Lindsey <LCohen@StamfordCT.gov>
Subject: City of Stamford 2015-2025 Master Plan - Proposed Amendment

Hi Lindsey,
(Associate Planner)

Lindsey.....

Just wanted to voice my concern and make you aware that I, Anthony Totilo and my wife Darlene Totilo are against amending the City of Stamford 2015-2025 Master Plan AMENDMENT #MP-442 - by JOSEPH J. CAPALBO II - 91 HOPE STREET being put forth at the hearing this evening.

We are **AGAINST** changing the designation of (Residential - Low Density Single-Family) to Master Plan Category #3 (Residential - Low Density Multifamily).

We already have plenty of multifamily housing already.

Thank you,

Anthony Totilo & Darlene Totilo

[Anthony Totilo Architects & Associates](http://AnthonyTotiloArchitects.com)

Email: Anthony@TotiloArchitects.com

From: Cindy Dunaway <clsdunaway@gmail.com>
Sent: Tuesday, March 28, 2023 6:55 PM
To: Cohen, Lindsey <LCohen@StamfordCT.gov>
Subject: 91 Hope Street property

Dear Lindsey Cohen,

I am writing to address the possible plan for building multi-family housing on the Glenbrook property located at 91 Hope Street. Having lived at 8 Howes Ave. for 48 years, our property falls directly next to the 91 Hope St. properties' wooded area. Our family has enjoyed the wildlife residing in the trees and on the property for years.

Our Glenbrook single family homes and neighborhoods are now being destroyed, literally squeezed out, by over development and multi-family housing. Unsafe traffic conditions, inefficient drainage, lack of backyards for children to play in, depletion of wildlife and green space are just a few of the problems increased multi-family housing would bring. Please consider these issues and help keep the integrity of our single family neighborhoods in Stamford.

I thank you for the work you do in keeping our wonderful city of Stamford, the place we find so precious.

Kind regards,

Cindy Dunaway
8 Howes. Ave.
Glenbrook, CT 06906

From: Laurie Doig <doig62@yahoo.com>

Sent: Saturday, April 8, 2023 8:37 AM

To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>

Cc: Dell, Theresa <TDell@StamfordCT.gov>; Cohen, Lindsey <LCohen@StamfordCT.gov>; Totilo, Michael <MTotilo@StamfordCT.gov>; Tepper, Jay <JTepper@StamfordCT.gov>; Levin, William <WLevin@StamfordCT.gov>; Godzeno, Jennifer <JGodzeno@StamfordCT.gov>; Buccino, Michael <MBuccino@StamfordCT.gov>; Perry, Stephen <SPerry@StamfordCT.gov>

Subject: 6 Howes Ave. vs. 91 Hope Street

Dear Members of the Stamford Planning Board,

My husband and I moved to our lovely house at 6 Howes Avenue in 1997. We raised our family here and we love Glenbrook!

We are distressed at the thought of the churchyard behind us turning into a mega condo lot! Besides imposing on our privacy, the number of cars and environmental challenges that would accompany this development would be detrimental.

Howes Ave. is used by many as a thoroughfare and adding so many residents and cars to the picture would make it much worse. Hope Street is already jammed and entering and exiting our street is pretty challenging - we can't imagine how bad it might become.

The proposed four-story units do not fit into the historic feel of this surrounding area. Those condos would tower over our houses and be an eyesore!

Please do not approve this zoning change. Let the Master Plan stand as is!

Respectfully,
Laurie Doig and Birgir Nilsen

From: Evelyn Simpson <echsimp@yahoo.com>
Sent: Monday, June 19, 2023 3:49 PM
To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>

Subject: Hearing for property at 91 Hope Street

I had hoped to speak at the original hearing in April regarding the property at 91 Hope Street. But since it was postponed, and postponed again and again, I will not be available for the new hearing next week. Consequently, I am submitting my remarks for the record prior to the hearing.

I have been a resident in Glenbrook for over 30 years, and am against the proposal for the development of the parcel at 91 Hope Street.

Aside from the obvious negative impacts of this proposal on the environment, traffic, property values, infrastructure, resources, etc., this development blatantly ignores and violates the policies of the Master Plan ("MP").

The proposal relies on two major changes of the zoning in this residential area: The first a change from section 2 zoning to section 3 (single family to multi-family), and the second a change from R7 ½ to R5 (low-density to medium-density). Both of these changes would dramatically alter the character of the neighborhood and certainly downgrade the quality of life for the surrounding residents. Considering one of the main threads continued throughout the MP is that of maintaining community character and preserving quality of life for residents, this proposal should be rejected.

I have found numerous references to the thread, including, and I quote: "preserving and enhancing quality of life in Stamford neighborhoods is an overreaching theme of this MP," "the character of Stamford's neighborhoods will be supported and enhanced, but not significantly altered," "In residential neighborhoods, preservation of community character and quality of life remains an important priority," "any zoning changes must be consistent with MP policies," and "preservation and enhancement of Stamford's low-density residential areas... are key to maintaining community character and encouraging appropriately scaled growth." The sections pertaining to Glenbrook and Springdale also reference the need to protect neighborhood stability.

While I have heard that modifications to the original plan have been made, the overall plan still completely disregards this vision and the policies of the MP.

Finally, while reviewing the MP, I could not find any sections of med-density properties in the immediate and surrounding area. Why then, should we have a parcel that is medium-density surrounded by low-density lots? Are we to discover that any new, open parcels could also be changed, completely negating the MP and destroying the very fabric of this neighborhood?

I request that this board, as well as any other boards that could review this proposal, honor the time, effort and input that went into producing Stamford's Master Plan and follow through with the guiding principles of protecting and preserving our residential neighborhoods.

Sincerely,
Evelyn Simpson

From: Lori Constantine <lori.constantine@gmail.com>

Sent: Tuesday, June 27, 2023 2:30 PM

To: stamfordlanduse@stamford.gov <stamfordlanduse@stamford.gov>

Cc: Godzeno, Jennifer <JGodzeno@StamfordCT.gov>; Dell, Theresa <TDell@StamfordCT.gov>; Cohen, Lindsey <LCohen@StamfordCT.gov>; Totilo, Michael <MTotilo@StamfordCT.gov>; Tepper, Jay <JTepper@StamfordCT.gov>; Levin, William <WLevin@StamfordCT.gov>; Buccino, Michael <MBuccino@StamfordCT.gov>; Perry, Stephen <SPerry@StamfordCT.gov>

Subject: 91 Hope St Proposal to Change Stamford Master Plan

Dear Members of the Stamford Planning Board,

My family and I have been residents of Howes Avenue for 25 years. We chose to buy a home in Stamford because we appreciate the small city amenities and atmosphere. The 2 proposed changes to the Stamford Master Plan to accommodate medium density (versus the existing low density) multi-family (versus single-family) housing would dramatically degrade the neighborhood where we live. The proposed buildings will tower over the existing adjacent houses, the reduction in the amount of open green space irreparably damages the environment, the enormous amount of new paving on this property will direct water into the existing houses' yards and streets, and the increased number of cars will further congest an already heavily-trafficked Hope Street.

Changes to the master plan should not be driven by a developers' profit margin. Stamford's Master Plan repeatedly references preserving and enhancing the quality of life in Stamford neighborhoods, and the Vision Section 1.3 reads:

[Areas adjacent to the Downtown should accommodate growth at a lesser intensity, while the character of Stamford's neighborhoods will be supported and enhanced, but not significantly altered.](#)

Allowing the proposed change will not support or enhance Glenbrook and will significantly alter its character. I have seen modified plans with fewer units proposed for 91 Hope Street, but a modified plan is not what is currently included in the Planning Board's website. Four-story buildings are not in keeping with this section of Glenbrook. I do support new housing built on this site under the existing zoning.

I urge the Planning Board to decline this proposal and keep the Master Plan as is.

Respectfully,

Lori Constantine
3 Howes Avenue
Stamford, CT 06906