

Bertram Waller
251 Turn of River Road
Stamford, Connecticut 06902

July 26, 2018

Virgil de la Cruz and Charles Pia, Jr., Co-Chairs
c/o Valerie T. Rosenson
Land Use – Urban Redevelopment Committee
Stamford Board of Representatives
888 Washington Blvd., 4th Floor
Stamford, Connecticut 06901

Re: ZB 217-1
Lifetime Fitness

Dear Co-Chairs de la Cruz and Pia:

I am a senior citizen residing at the Sunrise Senior Living Facility, next to the approved Lifetime Fitness Center on Turn of River Road. I am very concerned about the noise and congestion which will destroy the neighborhood and the peacefulness and sleep of me and my fellow residents. I am also concerned about the loss of safety for our residents who must cross Turn of River Road to access the shopping center and drug store through the traffic. Many of our residents are slow walkers who lack the ability to jump out of the way of aggressive drivers.

The traffic will also interfere with fire departments vehicles and cause delays in the arrival of fire fighters.

I am in strong opposition to this application to change C-D Zoning – Gymnasium or Physical Retail Outlets connected to the center. Please overturn the Zoning Board decision.

Sincerely,



Bertram Waller

ANNE PETTUS
251 TURN OF RIVER RD, #108
STAMFORD, CT. 06905-2030

JULY 30, 2018

VIRGIL DE LA CRUZ AND CHARLES PIA, CO-CHAIRS
C/O VALERIE T. ROSENAN
LAND USE - URBAN REDEVELOPMENT COMMITTEE
STAMFORD BOARD OF REPRESENTATIVES
888 WASHINGTON BLVD., 4TH FLOOR
STAMFORD, CT. 06901

RE: ZB 217-1
LIFETIME FITNESS

DEAR CO-CHAIRS DE LA CRUZ AND PIA:

I AM A 93 YEAR OLD RESIDENT AT SUNRISE SENIOR FACILITY WHICH IS
NEXT TO THE APPROVED LIFETIME "LIFETIME FITNESS CENTER" ON TURN OF
RIVER ROAD. TO GO FORWARD WITH THIS PROJECT WILL BE REGREABLE
AND DESTROY THE TRANQUILITY OF THIS NEIGHBORHOOD, AND THE SAFETY
OF OUR SENIOR PEDESTRIANS. TO ADD TO THE CONGESTION OF THE MERRITT
PARKWAY IS UNTHINKABLE AS IT IS ALREADY UNTOLERABLE! YOU WOULD
BE REPLACING THE BEAUTY OF THIS SITE WITH CONCRETE AND STEEL
AND NOISE AND CONGESTION AND WITH DEEP REGRET, THIS IS ONLY A
SMALL PART OF THE PICTURE SO I IMPLORE YOU TO PLEASE RE-CONSIDER
THE ZONING BOARD DECISION AND OVERTURN THE MEASURE IN FAVOR OF
MAINTAINING A STAMFORD THAT IS STILL CONSIDERED "COUNTRY."

SINCERELY,

Anne Pettus

Helene A. Devin
263 Mill Road
Stamford, CT 06903

July 30, 2018

Virgil de la Cruz, Co-Chair
Charles Pia, Jr., Co-Chair
Megan Cottrell
Anzelmo Graziosi
Benjamin Lee
Bob Lion
Bradley Michelson
Nina Sherwood
Annie Summerville

Land Use—Urban Redevelopment Committee
Stamford Board of Representatives
888 Washington Blvd., 4th Floor
Stamford, CT 06901

Re: Application #217-01, Life Time Fitness

I respectfully request that you uphold the Planning Board's recommendation and reverse the Zoning Board's approval of the above application. While it may be reasonable to modify existing C-D zoning to permit compatible expansion and repurposing confined to the interior of the premises, the application would allow detrimental exterior uses. It would impermissibly impact the existing contiguous residential neighborhoods. It would allow for pools (indeed small amusement parks/water slides), tents, parties with drinking, outdoor concerts, and music. All exterior/outdoor uses would negatively impact the surrounding neighbors affecting the quiet enjoyment of their properties, potentially causing major expenses to the taxpayers and other residents of Stamford for enforcement issues.

As written the text change is vague and possibly impossible to enforce without major depletion of taxpayer resources that in Stamford are needed for projects of benefit to all residents. For example, how does one enforce the noise level limit? This is litigation in waiting. Such vagueness would lead to costly and lengthy enforcement battles of detriment to all taxpayers for years to come.

Sincerely,



Helene A. Devin

cc: Board of Representatives

Good Afternoon,

The item on the agenda that I believe someone was pointing you to is LU30.015 which is a text change allowing gymnasiums and physical culture establishments in the office park zone. The definition of "Gymnasium and Physical Culture Establishment" includes a section that reads, "and/or outdoor uses" there is no specific text change being discussed that would add language to allow water parks specifically.

I hope that clarifies the question at hand, I have copied out Legislative Officer (Valerie Rosenson) on this email as well, please direct questions regarding this item to the legislative office to ensure that we have the correct parties involved in the exchange and that you get the most productive responses.

If you have any other questions please let me know.

Thank you,

Charles R. Pia, Jr.
Stamford Board of Representatives
18th District

From: Daniel Lawrence <DLawrence@aquarionwater.com>
Sent: Tuesday, July 31, 2018 1:18:32 PM
To: de la Cruz, Virgil; Pia Jr., Charles
Cc: Bruce T Silverstone
Subject: Proposed Zoning Change

Good afternoon,

Aquarion received a letter from a customer and resident of Stamford related to a potential zoning change that would allow the development of water parks and other high water-use activities in office parks. I review your web-site and the proposed Agenda for August 6, 2018 and could not find anything related to a zoning change. Can you please send me a copy of the proposed zoning change document to review? Aquarion is making efforts to increase the awareness of Water Conservation as I am sure you are aware and also would like to understand what the zoning change is intended to accomplish and if there are any water parks or high uses that are planned that we should be reviewing.

Thanks for your time.

Daniel R. Lawrence, P.E.
Director of Engineering and Planning
Aquarion Water Company
600 Lindley Street
Bridgeport, CT 06606
office: 203-362-3055
mobile: 203-223-0607
email:dlawrence@aquarionwater.com

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to whom this email is addressed. If you are not the intended recipient, please notify the sender immediately, and permanently delete the original message and any attachments.

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From: [Daniel Lawrence](#)
To: [Rosenson, Valerie](#)
Cc: [Bruce T. Silverstone](#)
Subject: LU30.015 - Text Change to allow Gymnasium and Physical Culture Establishments
Date: Tuesday, July 31, 2018 2:04:28 PM

Aquarion has reviewed the proposed change associated with LU30.015 and requests that Water Conservation be considered as an important part of the development of any new facilities or redeveloped facilities throughout all of Stamford. This would include using Water Smart plumbing and fixtures, implementing green infrastructure for stormwater controls and for irrigation (if needed), and reuse of water wherever possible.

If you have any information from the applicant on expected average and maximum daily usage we would be interested in receiving this information so we can understand the impact to available water supply for Stamford.

We appreciate the opportunity to provide comments and let me know if you need anything else.

Daniel R. Lawrence, P.E.
Director of Engineering and Planning
Aquarion Water Company
600 Lindley Street
Bridgeport, CT 06606
office: 203-362-3055
mobile: 203-223-0607
email: dlawrence@aquarionwater.com

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This email has been scanned by the Symantec Email Security.cloud service.

From: Mary Buonsante-Henock <mary.buonsante.henock@gmail.com>

Sent: Monday, July 30, 2018 5:57 PM

To: Michelson, Bradley; Watkins, David; de la Cruz, Virgil; Saftic, Ines; Adams, Terry; Coleman, Elise; Coleman, Elise; Roqueta, Robert; DePina, Gloria; Wallace, Lila; Patterson, Denis; Summerville, Annie; DiCostanzo M; Miller L; Figueroa A; Sherwood N; Stella J; Pratt R; Giordano P; Moore M; Liebson, Alice; Zelinsky J; Jacobson J; McGarry M; Graziosi A; Morson E; Lutz D; Lee B; Pendell, Tom; Kolenberg, Steven; Quinones, Matt; Aquila, Marc; Fedeli, Mary Lisa; McMullen, J.R.; Pia Jr., Charles; Lion, Bob; Matherne R; Mahoney, Dennis; Nabel, Susan

Subject: "Gymnasium or Physical Cultural Establishment" in Office Parks - Application 217-01

Dear Board of Representatives,

On Friday, July 20 I left my home on Talmadge Lane at 11:46 am (non-peak hour) and it took me 14 minutes to travel one-half mile to the Merritt Parkway via Turn of River Road and Buxton Farms Road. As usual High Ridge Road was backed up and blocking any movement on Buxton Farms Road. Drivers decided to either make a U-turn or turn into Acme Shopping Center. The exit of the shopping center parking lot was also backed up. I had to drive thru the shopping center and exit out of the gas station onto High Ridge Road to get to the Merritt. Attached are pictures.

Our neighborhood has enough traffic today; peak and non-peak times. At peak traffic hours, a fitness center generates more than twice the traffic of an office park. Do you really believe there will be no net increase in traffic with a club membership of 4000-5000?

The City's Master Plan was developed for a reason. It advocates for protecting the interests of residential property owners and their neighborhoods. This text change goes against the MP. Please say **NO** to the text change to allow "Gymnasium or Physical Cultural Establishment" in C-D Office Parks.

Thank you for your service.

Mary Buonsante-Henock
44 Talmadge Lane

From: Jeff Salvatore <jsalvatore@accuratetoolanddie.com>

Sent: Monday, July 30, 2018 5:35 PM

To: Jeff Salvatore

Subject: A few very important final points

A few very important final points:

1. Although some office parks are having a problem in certain areas of the country, this text change is in no way about the office parks in Stamford. The other four parks were not even concerned enough to have a representative at any of the meetings. This is about one landlord.
2. None of the traffic studies considered pool traffic. The Italian Center has 1200 people on a Saturday at their pools. They must have forgotten.
3. Very strong probability this text change will mean the end of the Italian Center. A 100-year community institution which gives tremendously to the Stamford community.
4. All of you own a home in Stamford and its obvious by the Zoning Board actions, even if your entire neighborhood objects to a text change that greatly affects your quality of life, it doesn't matter.

Question, just how much opposition is needed?

Does anyone know or does it even matter?

Feel free to call me to discuss 203-554-6097.

Jeffrey J. Salvatore

President

Accurate Tool and Die, Inc.

16 Leon Place

Stamford, CT 06902

T (203) 967-1200 * F (203) 324-3044

jeff@accuratetoolanddie.com

From: Jackie Kaiko <jackie@jackiekaiko.com>
Sent: Tuesday, July 31, 2018 12:37 AM
To: de la Cruz, Virgil
Subject: Application #2017-01, (LifeTime Fitness).

Dear Representative De la Cruz,

I respectfully request that you vote against approval of the text change proposed in Application #2017-01, (LifeTime Fitness). **It is not consistent with the Master Plan and it could cause immeasurable harm to Stamford neighborhoods.**

- 1) **This text change is NOT consistent with the Master Plan. It would NOT result in “no net increase in traffic”. Facilities like LifeTime Fitness would increase traffic.**

Here are traffic volume ratings used globally by Traffic Planners:

Medical Office Building – Highest traffic

Health/Fitness Center (herein called a “gym”) – Less traffic

Office Building – Least traffic

The Applicant’s challenge: Based on these traffic volume measures, changing the existing office building for a “gym” would increase traffic and would be inconsistent with the Master Plan.

The Applicant’s solution: Redefine the terms: Call the office building a “medical office building” and assert that traffic will decrease when the (newly-designated) medical office building is replaced by a “gym”.

Success! The Applicant showed that when the current building (now transformed, in name only, into a “medical office building”) is replaced with a “gym”, traffic decreases and the Application is consistent with the Master Plan.

The Zoning Board approved a text change to the Zoning Regulations that would allow “Gymnasium or Physical Culture Establishments” in all CD zones across the City of Stamford.

Unanswered question: traffic - Even without all members visiting the “gym” at the same time, how does a facility with 5000 members + their family and friends + parents picking up and leaving off their kids + staff + suppliers + service & repair vehicles + other delivery vehicles + UPS + FedEx + the US Post Office NOT add traffic as compared to an office building? Not even mentioned yet is that traffic situation here is already bad. Vehicles from the High Ridge Office Park pass by the Turn of River Fire House, merge with traffic from Turn of River Road to flow into Buxton Farm Road to the entrance to High Ridge Road and the onramp to the Merritt Parkway. Turn of River Road is a heavily used alternative to High Ridge Road, one of Stamford’s most congested streets. This nexus of traffic is acknowledged as one of the worst traffic problems in Stamford. There can be no doubt that adding any volume of traffic from a High Ridge Office Park “Gymnasium or Physical Culture Establishment” would increase traffic congestion and safety risks beyond what we have today.

- 2) **A bad precedent has been set for how this facility, and, perhaps, other such sites, would be USED in the future.**

The definition of “use” in the revised application is vague. While counsel for the Applicant has argued that the Zoning Board could control future activities it finds inappropriate, the

Procurement LLC case showed that the Special Exception Process doesn’t always provide the City with the control it thinks it has or would like.

These were the activities cited in the definition of a LifeTime Fitness facility in the original application. They mirror the current standard activities of LifeTime Fitness facilities nationwide: "A Gymnasium or Physical Culture Establishment": a health and fitness facility containing equipment and/or indoor and/or outdoor space used by members and/or guests for the purpose of physical fitness, sports and recreational activities as well as ancillary uses including, but not limited to, child care, day camp, hair salon/day spa uses, medspa uses, weight loss/nutrition counseling, café (including liquors, subject to Section 14), physical therapy, medical office, retail sale of health and fitness related apparel, merchandise and memberships and all other customary and incidental uses of a health and fitness facility."

Under this text change, these activities could exist in, not only this site, but in "Gymnasiums or Physical Culture Establishments" in other CD Districts across the City of Stamford. This would have an immeasurably negative effect on our neighborhoods, the quality of life in our communities, the value of our homes and on the face of the city.

I urge you to cast your vote against approval of Application #2017-01, (LifeTime Fitness).

Sincerely, Jackie Kaiko
76 Mill Road, Stamford
jackie@jackiekaiko.com

From: Seager,Steven,Stamford,NWNA SLS STM Merch Ex <Steven.Seager@waters.nestle.com>
Sent: Tuesday, July 31, 2018 8:23 AM
To: de la Cruz, Virgil
Cc: Steven Seager
Subject: Please Please Listen

Good Morning Virgil

For the 2nd time ever, as a Stamford resident of 19 years, raising 4 children here and working in this great city; I'm writing to my city leaders.

It's time to stop the application of Life Time Fitness. Please DO NOT support the Zoning Board's decision on the code change and make the "people" and the "Master Plan" ... not the wants of major developers ... the top priority!

These accurate points listed below have been circulating amongst my concerned neighbors and I AGREE with all of them!

My biggest concern is safety and the enormous added congestion in an already busy area here on Buxom Farm and Turn of River Road!

The zoning change is inconstant with the City's Master Plan

- The Master Plan provides the framework for development and advocates for protecting the interests of residential property owners and their neighborhoods. The zoning change does not adequately protect neighborhoods. Rather, it paves the way for a traffic-centric development—and the congestion, reduction in property values, and impact on quality of life that comes with it.
- The new zoning definition for a "physical culture establishments" is too broad and open-ended. The zoning change allows much more than your average fitness or health club, including extensive outdoor recreational facilities, such as swimming pools. The aggressive business model for these businesses can only be supported through thousands of memberships and a steady stream of non-member retail customers for pool-side recreation, massages, facials, and other ancillary services. These facilities are more analogous to a big-box-type recreational club than a neighborhood gym.
- At peak traffic hours, a fitness center generates more than twice the traffic of an office park. In fact, athletic clubs can generate as much as 4 times the traffic as an office park!
- There is no need to change the zoning laws. Fitness centers and gyms are already permitted in 6 commercial zones where they are more appropriate.

Thank you in advance for doing the right thing to support and protect the quality of life and safety of this great neighborhood.

Sincerely
Steve Seager
180 Turn of River Road Unit 17C
Stamford, CT 06905
203-829-8284

Steve Seager | Shopper Strategy & Solutions
Nestle Waters North America Inc
900 Long Ridge Road | Stamford, CT 06902-1138
O 203.863.0346 | C 203.496.2203

From: Christopher Kozicki <ckozicki@snet.net>

Sent: Tuesday, July 31, 2018 9:15 AM

To: Michelson, Bradley; Watkins, David; de la Cruz, Virgil; Saftic, Ines; Adams, Terry; Coleman, Elise; Cottrell, Megan; Roqueta, Robert; DePina, Gloria; Wallace, Lila; Patterson, Denis; Summerville, Annie; DiCostanzo, Monica; Miller, Lindsey; Figueroa, Anabel; Sherwood, Nina; Stella, Jeffrey; Pratt, Rodney; Giordano, Philip; Moore, Mavina; Liebson, Alice; Zelinsky, John; Jacobson, Jonathan; McGarry, Marion; Graziosi, Anzelmo; Morson, Eric; Lutz, Diane; Lee, Benjamin; Pendell, Tom; Kolenberg, Steven; Quinones, Matt; Aquila, Marc; Fedeli, Mary Lisa; McMullen, J.R.; Pia Jr., Charles; Lion, Bob; Matherne, Raven; Mahoney, Dennis; Nabel, Susan

Subject: Please Vote Down Text Change allowing Facilities like Life Time in Stamford's Office Parks

Honorable Members of Stamford's Board Of Representatives:

We, the hard-working citizens and tax payers of Stamford, CT urge you the following:

Vote Yes to REJECT the zoning “Text Change” amendment allowing gyms in Stamford's office parks.

- New Definition is “too open-ended” with no provision to deny applications for resort-type business like Life Time.
- Not in the Master Plan for these Corporate Parks.
- Does not Adequately protect neighborhoods: more traffic congestion, reduced property values, noise levels controls will be unenforceable.

As our elected officials, we need you to “right the ship” and put the “people” and the “Master Plan” as the top priority before the wants of major developers.

The era of developers' 'pay to play' and instant text-changes within Stamford's borders is over - courtesy the citizens, tax payers, and voters of Stamford Connecticut!

Thank you for taking the time to read this and for acting in our - the citizens and taxpayers, and voters, of Stamford - best interest.

Respectfully submitted,

Chris K.
Saint Charles Avenue
Stamford, CT 06907

From: Carole DellAquila <cdellq@mac.com>
Date: July 30, 2018 at 8:26:09 AM EDT
To: blion@stamfordct.gov
Subject: Life Time Fitness

Life Time Fitness is exactly the kind of development Stamford needs. Especially North Stamford. I am not a millennial and will most likely want to sell my home in a few years. These types of businesses not only serve the community, but are the kinds of amenities that encourage people to work in Stamford as well as live. In my opinion, its a win-win.

I sincerely hope you vote in favor of the approved regulation to allow Gymnasium and Physical Culture Establishments to be located in our corporate office parks (C-D Zones), and in particular to enable LifeTime Fitness to request a Special Exception and Site Plan application at High Ridge Office Park. I urge the Board of Representatives to uphold the Zoning Board approval.



Carole Dell'Aquila - Actor
AEA/SAG-AFTRA
203-554-7871 www.CaroleDellAquila.com

[+ View Reels](#)

From: [Valerie Herrmann](#)
To: [Rosenson, Valerie](#)
Subject: I am in favor of High Ridge Park Gym - Great Progress to our Economic Development
Date: Tuesday, July 31, 2018 3:50:30 PM

My 2 grandchildren loved Chelsea Piers. They play ice-hockey and soccer. I think this proposed gym in the High Ridge Park is a great idea and much needed for all residents. The City certainly would benefit from the tax revenue and this sports facility and programs would benefit North Stamford children. Chelsea Piers is over 400,000 sq. ft. and the noise is contained, its like walking into a hospital.

Thank you for your consideration. It would be a WIN WIN situation for all of us.

Valerie
I am a long time taxpayer