

MAYOR  
David R. Martin



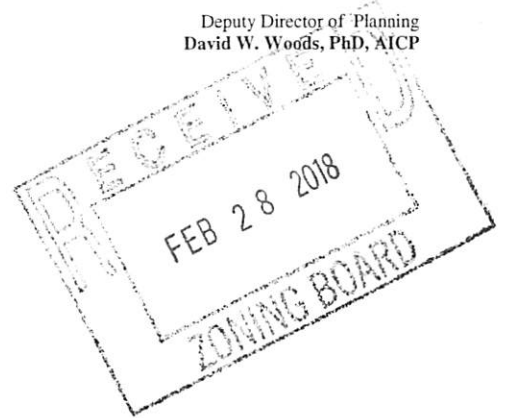
**CITY OF STAMFORD  
PLANNING BOARD  
LAND USE BUREAU**  
888 WASHINGTON BOULEVARD  
STAMFORD, CT 06904 -2152

Director of Operations  
ERNE ORGERA

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Deputy Director of Planning  
David W. Woods, PhD, AICP

February 28, 2018



Mr. Thomas Mills, Chair  
City of Stamford  
Zoning Board  
888 Washington Boulevard  
Stamford, CT 06902

**RE: ZB APPLICATION #217-01 - HIGH RIDGE REAL ESTATE OWNER, LLC (“HRREO”) -  
0 TURN OF RIVER ROAD c/o AGENT, LISA FEINBERG OF CARMODY TORRANCE  
SANDAK & HENNESSEY-Text Change**

Dear Mr. Mills:

During our regularly scheduled meeting held on Tuesday, February 20, 2018, the Planning Board reviewed the above referenced application referred in accordance with the requirements of the Stamford Charter.

Applicant is seeking to amend Section 9 BBB C-D Designed Commercial District by proposing a new subsection for “Adaptive Reuse and/or Redevelopment” following Special Exception approval in conformance with the specific standards and conditions of Section 19.3.2 of the Zoning Regulations. A “Gymnasium or Physical Culture Establishment” has been proposed as a principal Special Exception use within the C-D zone and detailed standards related to same have been provided.

After an extensive discussion, the Planning Board unanimously voted to **DENY ZB APPLICATION #217-01** for the following reasons:

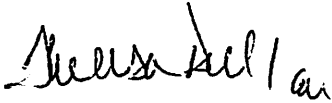
The Planning Board finds that the “Gymnasium & Physical Culture Establishment” use is appropriate in all C-D zoned parcels and consistent with Master Plan Category #8. However, the Planning Board unanimously recommended denial of the Text Change as proposed by the applicant. Specifically, the Planning Board requests the Zoning Board to address the following concerns:

1. In the definition of “Gymnasium & Physical Cultural Establishment,” the Planning Board recommends removing the “and/or outdoor uses” in C-D zones;
2. The Planning Board recommends that when developing in residential areas the building setback be at least 100 ft. regardless of the use or the abutting parcel;

3. The Planning Board has concerns about the location of the parking structures, vis-à-vis residential areas and recommends siting standards for parking structures to address this issue.
4. The Planning Board recommends under "Design" the requirement that "these design guidelines need to apply to all other new structures including structured parking."

Sincerely,

**STAMFORD PLANNING BOARD**



Theresa Dell, Chair

TD/lac

Enclosures - Materials from Planning Board Meetings held on August 8, 2017, February 6, 2018 and February 20, 2018.