

February 4, 2019

707 Summer Street
Stamford, CT 06901

VIA EMAIL: VRosenson@StamfordCT.gov

Valerie T. Rosenson
Legislative Officer
Board of Representatives
888 Washington Boulevard, 4th Floor
Stamford, CT 06904-2152

RE: LU30.025 – REVISED Verification of Petition for Appeal of Amendments to the Master Plan for B&S Carting (Planning Board Master Plan Application MP-432) pursuant to Charter §C6-30-7

Dear Ms. Rosenson:

We understand you received correspondence from Susan Halpern this afternoon indicating that the petitioners have changed their position regarding the validity of the petition of MP-432. Specifically, she states:

From the Board of Representative's Land Use Committee meeting of January 30, for the record, I reserved the option for the property owners to modify our position on MP 432 based on our re-interpretation of existing information. Our position has changed in that we believe both amendments (432 and 433) speak to the same area (one parcel) of land found in the 2015 Master Plan maps identified in the public notices of MP 432 and 433 posted in the January 9th Stamford Advocate. This email is to notify the Board of Representatives of our position regarding MP 432.

On behalf of the Applicants, I am writing to confirm our unequivocal opposition to this correspondence. Ms. Halpern's change of position is both untimely and disingenuous. Both the video from the public hearing and the meeting minutes from same confirm that Ms. Halpern agreed with your memorandum of January 30th confirming the petitioners did not have sufficient signatures to petition the Board of Representatives in opposition to MP-432. Ms. Halpern stated the following;

I'm Sue Halpern of the NRZ and I just want to concur that we agree with Valerie Rosenson's memo of January 30 that we did not have enough valid signatures to go forth with application 432, and we understand that we do meet the requirements of application 433. The thing that, on 433 we'd like to bring up, for Carmine Tomas, however, for 701 Pacific Street, there's still a question on p. 16 about the property owner search results. He emailed in this afternoon the warranty deed which verifies that those four signatures that are listed there are actually the owners. Um, other than that we don't have... Can we reserve the right to speak if we find that there's any contrary issues brought up tonight?

The meeting minutes are equally clear providing:

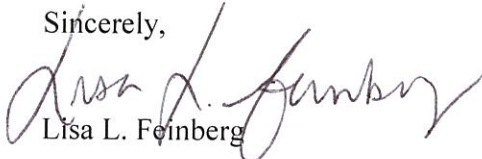
The Committee discussed Item Nos. 5 and 6 together. Susan Halpern of the NRZ, representing the petitioners, stated that the NRZ agreed with the conclusion in the memo that the petition was not valid as to Application MP-432 (Item No. 5) and was valid as to Application MP-433 (Item No. 6). They disagreed, however, with the calculation of the percentage of owners within the proposed change area who signed the petition. Ms. Feinberg, representing the applicant, stated that they were comfortable with the memo.

When read in context, it is clear that, at best, Ms. Halpern reserved the right to respond to comments made that night. Based on this position, my client did not make any comments other than to confirm agreement with your memorandum. Had Ms. Halpern suggested disagreement with the findings in the memorandum, I can assure you that my client would have provided testimony.

I will not repeat the analysis I previously provided regarding the necessity to treat MP-432 and MP-433 separately. For your convenience, I attach a copy of my prior letter. I will simply remind the representatives voting on this matter tonight that, after reviewing your memorandum and receiving testimony from the petitioners and the applicants, the Land Use Committee voted unanimously to reject the petition of MP-432. In doing so, they were absolutely correct.

I understand there will be no further testimony regarding this matter tonight. Nonetheless, I will be in attendance at the meeting and will be happy to answer any questions you or the Board of Representatives may have should you determine it appropriate.

Sincerely,


Lisa L. Feinberg

Cc: Ted Ferrarone
John Freeman
Rachael Cain
Ralph Blessing
David Woods
Kathryn Emmett
Matt Quinones
Susan Nabel
Charles Pia
Virgil de la Cruz

Lisa L. Feinberg
Partner
Direct: 203-252-2677
Fax: 203-325-8608
LFeinberg@carmodylaw.com

707 Summer Street
Stamford, CT 06901

January 29, 2019

VIA EMAIL: VRosenson@StamfordCT.gov

Valerie T. Rosenson
Legislative Officer
Board of Representatives
888 Washington Boulevard, 4th Floor
Stamford, CT 06904-2152

RE: LU30.025 – REVISED Verification of Petition for Appeal of Amendments to the Master Plan for B&S Carting (Planning Board Master Plan Application MP-432) pursuant to Charter §C6-30-7

Dear Ms. Rosenson:

We are in receipt of your revised memorandum analyzing the validity of a petition in opposition to approved applications MP-432 and MP-433, and are writing to correct a fundamental flaw in the foundation of the analysis. The analysis provided in your memorandum assumes that there was a single Master Plan change; however, there were actually two entirely separate applications.

As you know, my firm represents the owners of certain properties known as 707 Pacific Street; 5, 9, 17, 21, 23, 25, 29, 39 and 41 Woodland Avenue and 796 Atlantic Street which were recently the subject of an approval for a change to the Master Plan of the City of Stamford (“MP-432”). A copy of the area subject to MP-432 is attached hereto for your reference. A separate Master Plan application was submitted by the City of Stamford Planning Board to change the Master Plan designations on the remaining properties on the block bordered by Woodland Avenue, Pacific Street, Walter Wheeler Drive and Atlantic Street (“MP-433”).

MP-432 and MP-433 are entirely separate. The applicants for MP-432, The Strand/BRC Group LLC, 5-9 Woodland LLC, Woodland Pacific LLC and Walter Wheeler Drive SPE LLC (collectively the “Applicants”), were not a party to the City’s application for MP-433. Nor was the City a party to the Applicants’ application MP-432. Similarly, the properties that were subject to MP-432 were not part of the City’s application for MP-433 and vice versa. Rather, MP-432 and MP-433 were entirely separate applications to amend the City of Stamford Master Plan with different applicants, application numbers, subject properties and property owners. Moreover, these applications were noticed separately in the Stamford Advocate and separate notifications were sent to neighboring properties within 100 feet of the areas proposed for change. Copies of the separate legal notices and neighbor notification letters related to MP-432 and MP-433 are attached for your reference.

Section C6-30-7 (Referral to Board of Representatives by Opponents of Proposed Amendments) of the Stamford Charter provides:

If twenty (20) percent or more of the owners of the privately-owned land in the area included in any proposed amendment to the Master Plan, or the owners of twenty (20) percent or more of the privately-owned land located within five hundred (500) feet of the borders of such area, file a signed petition with the Planning Board within ten days after the official publication of the decision thereon, objecting to the proposed amendment, then said decision shall have no force or effect but the matter shall be referred by the Planning Board to the Board of Representatives within twenty days after such official publication, together with written findings, recommendations and reasons. The Board of Representatives shall approve or reject such proposed amendment at or before its second regularly-scheduled meeting following such referral. When acting upon such matters the Board of Representatives shall be guided by the same standards as are prescribed for the Planning Board in Section C6-30-3 of this Charter. The failure of the Board of Representatives either to approve or reject said amendment within the above time limit shall be deemed as approval of the Planning Board's decision. (emphasis added)

Because there were clearly two separate applications, MP-432 and MP-433, each application must be analyzed separately for purposes of the foregoing section of the Stamford Charter. In doing so, I am confident that you will find that the petitioners fall far short of the requirements for a valid petition. It is obvious that no property owner *of the privately-owned land in the area included in MP-432 has signed the petition.* It is similarly clear, based on the analysis provided in your memorandum dated January 25, 2019, that the petitioners failed to obtain *20% or more of the privately-owned land located within five hundred (500) feet of the borders of the area subject to MP-432.* Thus, pursuant to the calculations provided in the Stamford Charter, the petition in opposition to MP-432 must be considered invalid.

I am writing you now to formally request that you amend your memorandum by analyzing MP-432 separately from MP-433. I recognize that, as always, you will perform your own analysis of the petition validity based on this modified subject area. Nonetheless, I will be happy to answer any questions you or the Board of Representatives may have related to this matter at the Land Use Committee meeting tomorrow night.

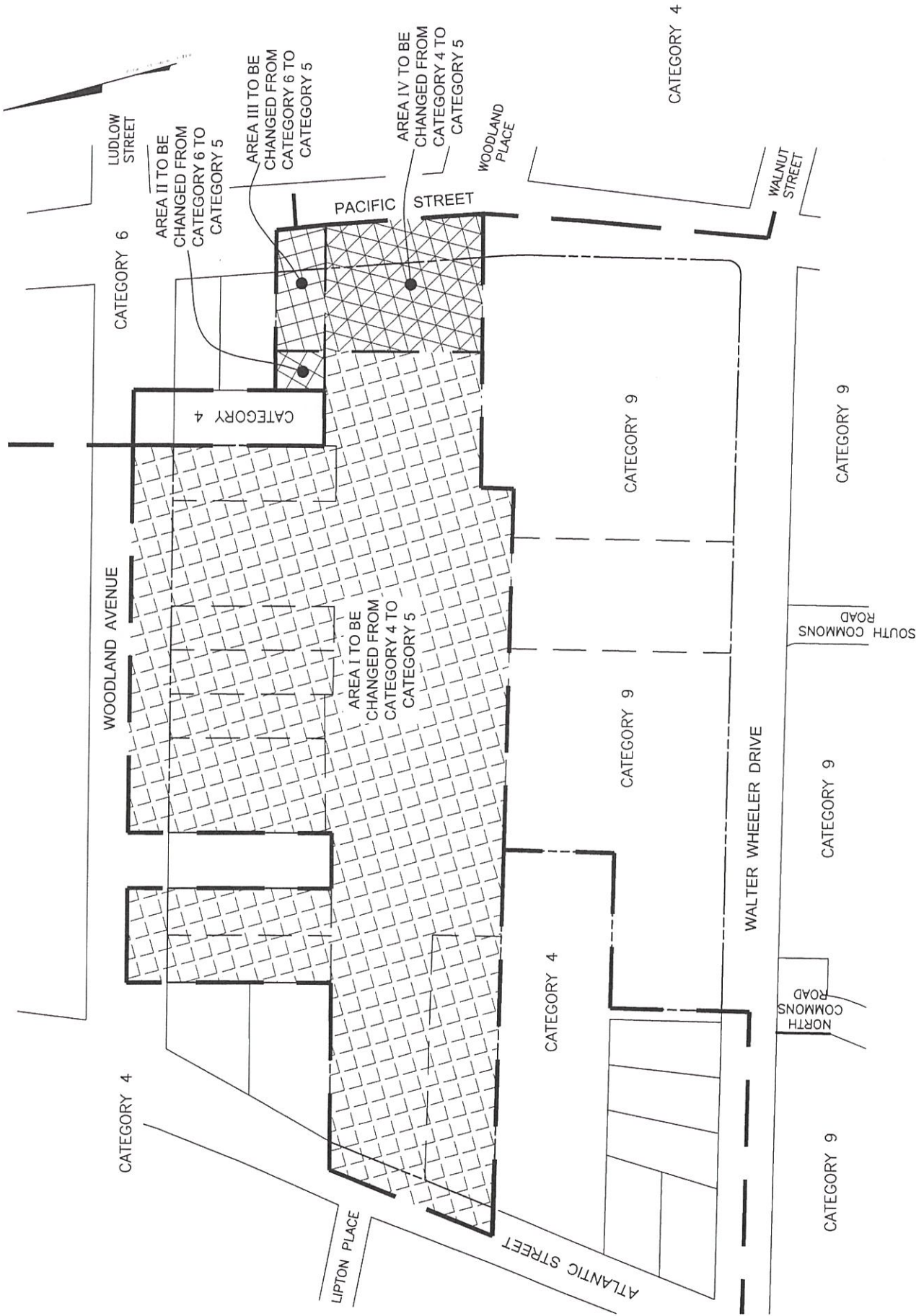
Sincerely,



Lisa L. Feinberg

Cc: Ted Ferrarone
John Freeman
Rachael Cain
Ralph Blessing
David Woods
Kathryn Emmett
Matt Quinones
Susan Nabel
Charles Pia
Virgil de la Cruz

MP-43Z - Area of Change



NOTICES

MP-432

LEGAL NOTICE

PLANNING BOARD - CITY OF STAMFORD

APPL. MP-432 - Notice is hereby given that the Planning Board of the City of Stamford, CT at its meeting held on Wednesday, January 23, 2019, has APPROVED AS MODIFIED the following amendment to the Master Plan of the City of Stamford, upon the application of The Strand/BRC, LLC, 5-9 Woodland Avenue LLC, Woodland Pacific LLC and Walter Wheeler SPE LLC to amend the City of Stamford Master Plan Map to a portion of properties currently located in Categories 4 (Residential - Density Multifamily) and 6 (Commercial - Neighborhood) to Category 5 (Residential - High Density Multifamily). The subject properties are known as 707 Pacific Street; 5, 9, 17, 21, 23, 25, 29, 39 and 41 Woodland Avenue and 796 Atlantic Street and are further described as follows:

Area I - Land to be changed from Category 4 to Category 5:

Area: 4.54± Acres (197,663± SF)

Description:

- Northerly: 188± by Atlantic Street and by land n/w of Estate of Joseph Antoni Pawlik, each in part;
- Westerly: 182± by said Estate of Joseph Antoni Pawlik and by Woodland Avenue, each in part;
- Northerly: 85± by the centerline of said Woodland Avenue;
- Easterly: 182± by land n/w of Neighborhood Housing Services of Stamford, Inc.;
- Northerly: 50± by said Neighborhood Housing Services of Stamford, Inc.;
- Westerly: 182± by said Neighborhood Housing Services of Stamford, Inc. and said Woodland Avenue; each in part;
- Northerly: 350± by the centerline of Woodland Avenue;
- Easterly: 171± by said Woodland Avenue and by land n/w of Katchko Properties, LLC, each in part;
- Northerly: 99± by said Katchko Properties, LLC and by land n/w of Woodland Pacific, LLC, each in part;
- Easterly: 141± by land n/w of Woodland Pacific, LLC;
- Southerly: 145± by land n/w of Walter Wheeler Drive SPE, LLC (Unit C2);
- Easterly: 29± by said Walter Wheeler Drive SPE, LLC (Unit C2);
- Southerly: 674± by said Walter Wheeler Drive SPE, LLC (Unit C2), by land n/w of Special District Unit (SDU#1), by land n/w of Walter Wheeler Drive SPE, LLC, (Unit C1), by land n/w of Holy Name Athletic Club Inc., and by Atlantic Street, each in part; and
- Westerly: 157± by the centerline of said Atlantic Street.

Area II - Land to be changed from Category 6 to Category 5:

Area: 0.05± Acres 2,098± SF

Description:

- Northerly: 45± by land n/w of Carmelo Tomas, et al;
- Easterly: 45± by n/w of Woodland Pacific, LLC;
- Southerly: 49± by said land n/w of Woodland Pacific, LLC; and
- Westerly: 45± by land n/w of Katchko Properties, LLC.

Area III - Land to be changed from Category 6 to Category 5:

Area: 0.10± Acres 4,503± SF

Description:

- Northerly: 100± by land n/w of Carmelo Tomas, et al and by Pacific Street, each in part;
- Easterly: 45± by the centerline of said Pacific Street;
- Southerly: 100± by said Pacific Street and land n/w of Woodland Pacific, LLC, each in part; and
- Westerly: 45± by said land n/w of Woodland Pacific, LLC.

Area IV - Land to be changed from Category 4 to Category 5:

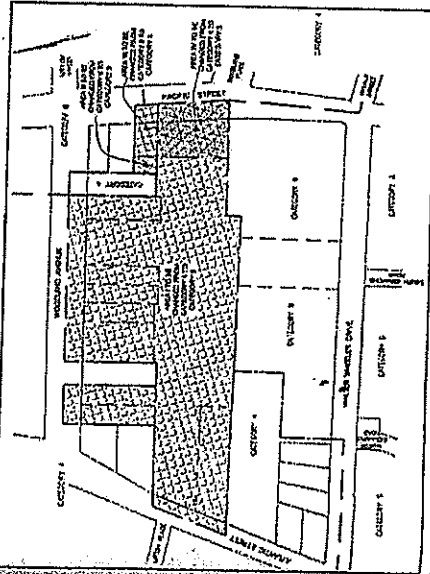
Area: 0.33 Acres (14,156± SF)

Description:

- Northerly: 100± by land n/w of Woodland Pacific, LLC and by Pacific Street, each in part;
- Easterly: 141± by the centerline of said Pacific Street;
- Southerly: 100± by said Pacific Street and by land n/w of Walter Wheeler Drive SPE, LLC (Unit C2); each in part
- Westerly: 141± by land n/w of Woodland Pacific, LLC.

Total Area of Combined Change: 5.02± Acres (218,420± SF)

The premises with respect to which application has been made are shown and delineated on the sketch set forth below:



The effective date of this APPROVAL is January 21, 2019.

ATTEST: THERESA DELL
CHAIR, PLANNING BOARD
CITY OF STAMFORD, CT

Dated at the City of Stamford, CT,
This 9th day of January 2019

LEGAL NOTICE
PLANNING BOARD - CITY OF STAMFORD

APPL. SH-132 - Notice is hereby given that the Planning Board of the City of Stamford, CT will conduct a Public Hearing on Tuesday, November 27, 2018 at 7:00 p.m. in the Cafeteria, 4th Floor, Government Center Building, 808 Washington Boulevard, Stamford, CT to consider the application of The Strand/BRC Group LLC, 5-9 Woodland LLC, Woodland Pacific LLC and Walter Wheeler Drive SPE LLC to amend the City of Stamford Master Plan Map to change a portion of properties currently located in Categories 4 (Residential - Medium Density Multifamily), 6 (Commercial - Neighborhood) and 9 (Urban Mixed-Use) to Categories 5 (Residential - Medium Density Multifamily) and 9 (Urban Mixed-Use). The subject properties are commonly known as 707 Pacific Street, 5, 9, 17, 21, 23, 25, 29, 39 and 41 Woodland Avenue, 706 Atlantic Street and portions of Parcels C1 and C2 in the Harbor Point Planned Community and are further described as follows:

Area I - Land to be changed from Category 4 to Category 5:

Area: 4.542 Acres (197,663± SF)

Description:

Northerly: 169'± by Atlantic Street and by land n/w of Estate of Joseph Antoni Pawlik, each in part;
Westerly: 182'± by said Estate of Joseph Antoni Pawlik and by Woodland Avenue, each in part;
Northerly: 83'± by the centerline of said Woodland Avenue;
Easterly: 162'± by land n/w of Neighborhood Housing Services of Stamford, Inc.
Northerly: 50'± by said Neighborhood Housing Services of Stamford, Inc.;
Westerly: 162'± by said Neighborhood Housing Services of Stamford, Inc. and said Woodland Avenue, each in part;
Northerly: 350'± by the centerline of Woodland Avenue;
Easterly: 171'± by said Woodland Avenue and by land n/w of Katchko Properties, LLC, each in part;
Northerly: 99'± by said Katchko Properties, LLC and by land n/w of Woodland Pacific, LLC, each in part;
Easterly: 141'± by land n/w of Woodland Pacific, LLC;
Southerly: 145'± by land n/w of Walter Wheeler Drive SPE, LLC (Unit C2);
Easterly: 29'± by said Walter Wheeler Drive SPE, LLC (Unit C2);
Southerly: 67'± by said Walter Wheeler Drive SPE, LLC (Unit C2), by land n/w of Special District Unit (SDU#1), by land n/w of Walter Wheeler Drive SPE, LLC, (Unit C1), by land n/w of Holy Name Athletic Club Inc., and by Atlantic Street, each in part; and
Westerly: 157'± by the centerline of said Atlantic Street.

Area II - Land to be changed from Category 6 to Category 9:

Area: 0.05± Acres (2,010± SF)

Description:

Northerly: 45'± by land n/w of Carmelo Tomas, et al;
Easterly: 45'± by n/w of Woodland Pacific, LLC;
Southerly: 49'± by said land n/w of Woodland Pacific, LLC; and
Westerly: 45'± by land n/w of Katchko Properties, LLC.

Area III - Land to be changed from Category 6 to Category 9:

Area: 0.19± Acres (4,504± SF)

Description:

Northerly: 100'± by land n/w of Carmelo Tomas, et al and by Pacific Street, each in part;
Easterly: 45'± by the centerline of said Pacific Street;
Southerly: 100'± by said Pacific Street and land n/w of Woodland Pacific, LLC, each in part; and
Westerly: 45'± by said land n/w of Woodland Pacific, LLC.

Area IV - Land to be changed from Category 4 to Category 5:

Area: 0.13 Acres (14,156± SF)

Description:

Northerly: 100'± by land n/w of Woodland Pacific, LLC and by Pacific Street, each in part;
Easterly: 141'± by the centerline of said Pacific Street;
Southerly: 100'± by said Pacific Street and by land n/w of Walter Wheeler Drive SPE, LLC (Unit C2), each in part;
Westerly: 141'± by land n/w of Woodland Pacific, LLC.

Area V - Land to be changed from Category 9 to Category 6:

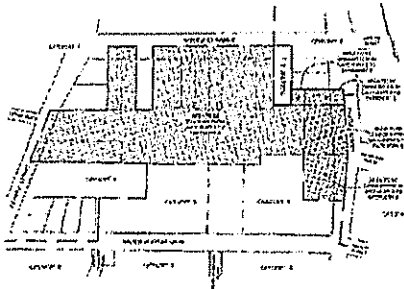
Area: 0.30± Acres (13,274± SF)

Description:

Northerly: 100'± by Woodland Pacific, LLC and Pacific Street, each in part;
Easterly: 134'± by the centerline of said Pacific Street;
Southerly: 100'± by said Pacific Street and by land n/w of Walter Wheeler Drive SPE, LLC (Unit C2), each in part;
Westerly: 132'± by said land n/w of Walter Wheeler Drive SPE, LLC (Unit C2);

Total Area of Combined Changes: 5.32± Acres (231,604± SF)

The premises with respect to which application has been made are shown and delineated on the sketch set forth below:



Copies of the above-referenced application are available for public inspection in the office of the Land Use Bureau, 7th Floor of the Government Center, 808 Washington Boulevard, Stamford, Connecticut, during normal business hours.

At the above time and place all interested persons shall be given an opportunity to be heard. The hearing may be continued to such time and place as will be announced by the Planning Board. The meeting place is accessible to the physically handicapped. Hearing impaired persons wishing to attend this meeting that require an interpreter may make arrangements by contacting the Department of Social Services administration office at 197-4050 at least five (5) working days prior to the meeting.

ATTEST: THERESA DEJ
CHAIR, PLANNING BOARD
CITY OF STAMFORD, CT

Dated at the City of Stamford, CT,
This 15th day of November 2018

LEGAL NOTICE
PLANNING BOARD - CITY OF STAMFORD

APPL. MP-132 - Notice is hereby given that the Planning Board of the City of Stamford, CT will conduct a Public Hearing on Tuesday, November 27, 2018 at 7:00 p.m. in the Galleria, 4th Floor, Government Center Building, 800 Washington Boulevard, Stamford, CT to consider the application of The Strand/BLIC Group LLC, 5-9 Woodland LLC, Woodland Pacific LLC and Walter Wheeler Drive SPE LLC to amend the City of Stamford Master Plan Map to change a portion of properties currently located in Category 4 (Residential - Medium Density Multifamily), 6 (Commercial - Neighborhood) and 9 (Urban Mixed-Use) to Category 5 (Residential - Medium Density Multifamily) and 9 (Urban Mixed-Use). The subject properties are commonly known as 707 Pacific Street; 5, 9, 17, 21, 23, 25, 29, 39 and 41 Woodland Avenue; 796 Atlantic Street and portions of Parcels C1 and C2 in the Harbor Point Planned Community and are further described as follows:

Area I - Land to be changed from Category 4 to Category 9:

Area: 4.51± Acres (197,062± SF)

Description:

Northerly: 160'± by Atlantic Street and by land n/f of Estate of Joseph Antoni Pawlik, each in part;
Westerly: 162'± by said Estate of Joseph Antoni Pawlik and by Woodland Avenue, each in part;
Northerly: 83'± by the centerline of said Woodland Avenue;
Easterly: 182'± by land n/f of Neighborhood Housing Services of Stamford, Inc.;
Northerly: 50'± by said Neighborhood Housing Services of Stamford, Inc.;
Westerly: 182'± by said Neighborhood Housing Services of Stamford, Inc. and said Woodland Avenue, each in part;
Northerly: 350'± by the centerline of Woodland Avenue;
Easterly: 171'± by said Woodland Avenue and by land n/f of Katchko Properties, LLC, each in part;
Northerly: 99'± by said Katchko Properties, LLC and by land n/f of Woodland Pacific, LLC, each in part;
Easterly: 111'± by land n/f of Woodland Pacific, LLC;
Southerly: 135'± by land n/f of Walter Wheeler Drive SPE, LLC (Unit C2);
Easterly: 29'± by said Walter Wheeler Drive SPE, LLC (Unit C2);
Southerly: 674'± by said Walter Wheeler Drive SPE, LLC (Unit C2), by land n/f of Special District Unit (SDU#1), by land n/f of Walter Wheeler Drive SPE, LLC (Unit C1), by land n/f of Holy Name Athletic Club Inc., and by Atlantic Street, each in part; and
Westerly: 157'± by the centerline of said Atlantic Street.

Area II - Land to be changed from Category 6 to Category 9:

Area: 0.03± Acres 2,698± SF

Description:

Northerly: 45'± by land n/f of Carmelo Tomas, et al;
Easterly: 45'± by land n/f of Woodland Pacific, LLC;
Southerly: 49'± by said land n/f of Woodland Pacific, LLC; and
Westerly: 47'± by land n/f of Katchko Properties, LLC.

Area III - Land to be changed from Category 6 to Category 5:

Area: 0.10± Acres 4,503± SF

Description:

Northerly: 100'± by land n/f of Carmelo Tomas, et al and by Pacific Street, each in part;
Easterly: 45'± by the centerline of said Pacific Street;
Southerly: 100'± by said Pacific Street and land n/f of Woodland Pacific, LLC, each in part; and
Westerly: 45'± by said land n/f of Woodland Pacific, LLC.

Area IV - Land to be changed from Category 4 to Category 5:

Area: 0.33 Acres (14,156± SF)

Description:

Northerly: 109'± by land n/f of Woodland Pacific, LLC and by Pacific Street, each in part;
Easterly: 141'± by the centerline of said Pacific Street;
Southerly: 109'± by said Pacific Street and by land n/f of Walter Wheeler Drive SPE, LLC (Unit C2), each in part;
Westerly: 141'± by land n/f of Woodland Pacific, LLC.

Area V - Land to be changed from Category 9 to Category 5:

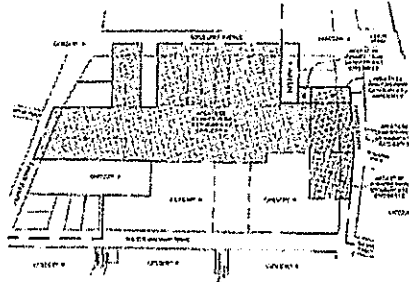
Area: 0.20± Acres (8,274± SF)

Description:

Northerly: 160'± by Woodland Pacific, LLC and Pacific Street, each in part;
Easterly: 134'± by the centerline of said Pacific Street;
Southerly: 160'± by said Pacific Street and by land n/f of Walter Wheeler Drive SPE, LLC (Unit C2), each in part;
Westerly: 132'± by said land n/f of Walter Wheeler Drive SPE, LLC (Unit C2).

Total Area of Combined Changes: 5.22± Acres (231,681± SF)

The premises with respect to which application has been made are shown and delineated on the sketch set forth below:



Copies of the above-referenced application are available for public inspection in the office of the Land Use Bureau, 7th Floor of the Government Center, 800 Washington Boulevard, Stamford, Connecticut, during normal business hours.

At the above time and place all interested persons shall be given an opportunity to be heard. The hearing may be continued to such time and place as will be announced by the Planning Board. The meeting place is accessible to the physically handicapped. Hearing impaired persons wishing to attend this meeting that require an interpreter may make arrangements by contacting the Department of Social Services administration office at 977-4050 at least five (5) working days prior to the meeting.

ATTEST: THERESA DELL
CHAIR, PLANNING BOARD
CITY OF STAMFORD, CT

Dated at the City of Stamford, CT,
This 15th day of November 2018



William J. Hennessey, Jr.
Partner
Direct: 203.425.4200
Fax: 203.325.8608
whennessey@carmodylaw.com

707 Summer Street
3rd Floor
Stamford, CT 06901

November 15, 2018

Re: Application for an Amendment of the Stamford Master Plan (MP-432)
707 Pacific Street; 5, 9, 17, 21, 23, 25, 29, 39 and 41 Woodland Avenue; 796 Atlantic Street
and portions of Parcels C1 and C2 in the Harbor Point Planned Community, Stamford, CT

Dear Neighboring Property Owner:

I am writing on behalf of my clients, The Strand/BRC Group LLC, 5-9 Woodland LLC, Woodland Pacific LLC and Walter Wheeler Drive SPE LLC (collectively the "Applicant"), owners of property known as 707 Pacific Street; 5, 9, 17, 21, 23, 25, 29, 39 and 41 Woodland Avenue; 796 Atlantic Street and portions of Parcels C1 and C2 in the Harbor Point Planned Community, Stamford, Connecticut. (collectively, the "Property"). The Applicant recently filed an Application for an Amendment of the Stamford Master Plan. This is the first of several applications required to facilitate the redevelopment of the Property.

The area that is subject to the proposed Master Plan amendment consists of approximately 5.32± acres and is generally bounded by Woodland Avenue to the north, Pacific Street to the east, Walter Wheeler Drive to the south and Atlantic Street to the west. An exhibit depicting the area to be changed is attached for your reference. The Property is the former site of B&S Carting, one of the most noxious uses in Stamford for decades. It has long been targeted for environmental remediation and redevelopment. The proposed Master Plan amendment is an important first step in accomplishing this goal.

The first phase of the contemplated redevelopment would take place on the east side of the Property. As proposed, it would consist of a multifamily building with 540 dwelling units, resident amenity space, publicly accessible open space and related parking and site improvements. The Below Market Rate unit requirement for the proposal would be satisfied onsite. If the Master Plan amendment is approved, applications related to this redevelopment will be heard by the Planning and Zoning Boards in the coming weeks, and you should expect to receive notice related to those applications in the near future.

You may also be receiving a similar notice from the City of Stamford related to a separate application to redesignate the Master Plan categories for other properties on this block. The City's application is proposed in conjunction with the Applicant's Master Plan amendment application to ensure a comprehensive review of the area. Notably, the proposed changes will provide the owners of these properties with increased flexibility for the future without negatively impacting any existing use.

Because you own property in close proximity to the property that is the subject of this application, the Planning Board requires that you be notified of the fact that the Planning Board will hold a public hearing on **Tuesday, November 27, 2018, at 7:00 p.m.** in the Cafeteria on the 4th floor of the Government Center Building, located at 888 Washington Boulevard, Stamford, Connecticut. The hearing may be continued to another time and any information relative to any continuation will be announced by the Zoning Board at the November 27th public hearing.

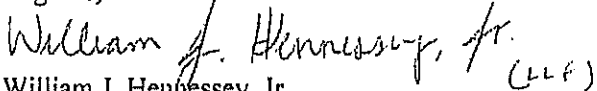
Should you have any questions, please feel free to contact me at your convenience, or if you prefer, you may review the Stamford Planning Board file containing the complete application which is available for carmodylaw.com

{S7153253}

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inspection during regular business hours at its office on the 7th floor of the Government Center Building, 888 Washington Boulevard, Stamford, Connecticut.

Regards,


William J. Hennessey, Jr. (LRF)

Encl.

cc: Ralph Blessing, Land Use Bureau Chief *via email: RBlessing@StamfordCT.gov*
David Woods, Deputy Director of Planning *via email: DWoods@StamfordCT.gov*

BLOCK 87

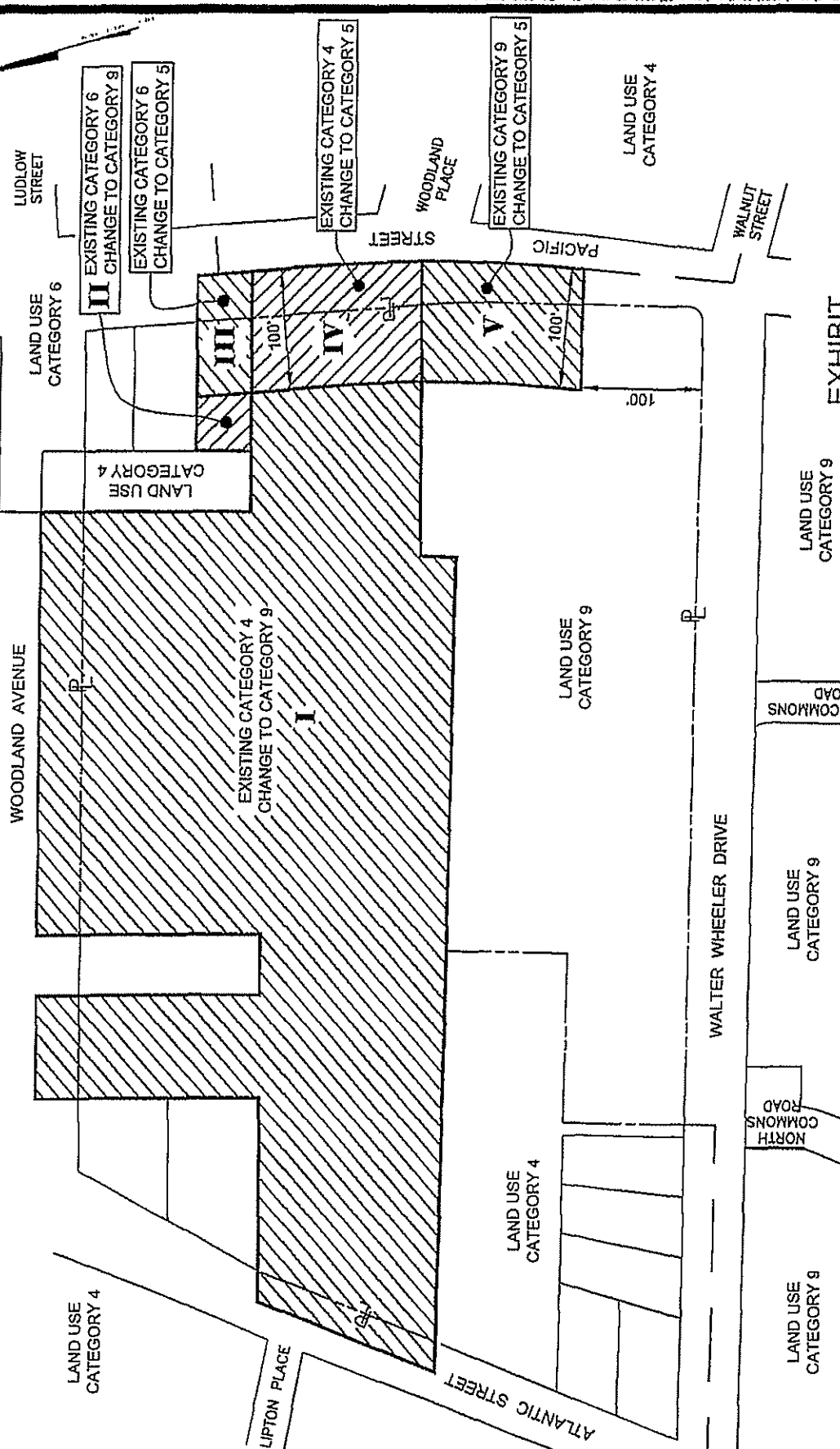


EXHIBIT
 DEPICTING
 EXISTING LAND IN CATEGORIES 4, 6 AND 9
 TO BE CHANGED TO
 CATEGORIES 5 AND 9

COMM. NO.: 6546HP-1-2.17 DATE: 10/23/2018 SCALE: 1"=120'

**REDNISS
 & MEAD**

NOTICES

MP-433

**LEGAL NOTICE
PLANNING BOARD - CITY OF STAMFORD**

APPL. MP-433 -- Notice is hereby given that the Planning Board of the City of Stamford, CT on Wednesday, January 2, 2019 Adopted an amendment to the City of Stamford Master Plan Map to change a portion of properties currently located in Category 4 (Residential - Medium Density Multifamily) and Category 6 (Commercial - Neighborhood) to Category 5 (Residential - Medium Density Multifamily). The subject properties are commonly known as 701 & 705 Pacific Street; 13 & 43 Woodland Avenue; 0, 784 & 804 Atlantic Street and 12, 18 & 20 Walter Wheeler Drive and are further described as follows:

Area A - Land to be changed from Category 4 to Category 5:

Property fronting on the south side of Woodland Avenue, known as 43 Woodland Avenue

Area B - Land to be changed from Category 4 to Category 5:

Property fronting on the south side of Woodland Avenue, known as 13 Woodland Avenue

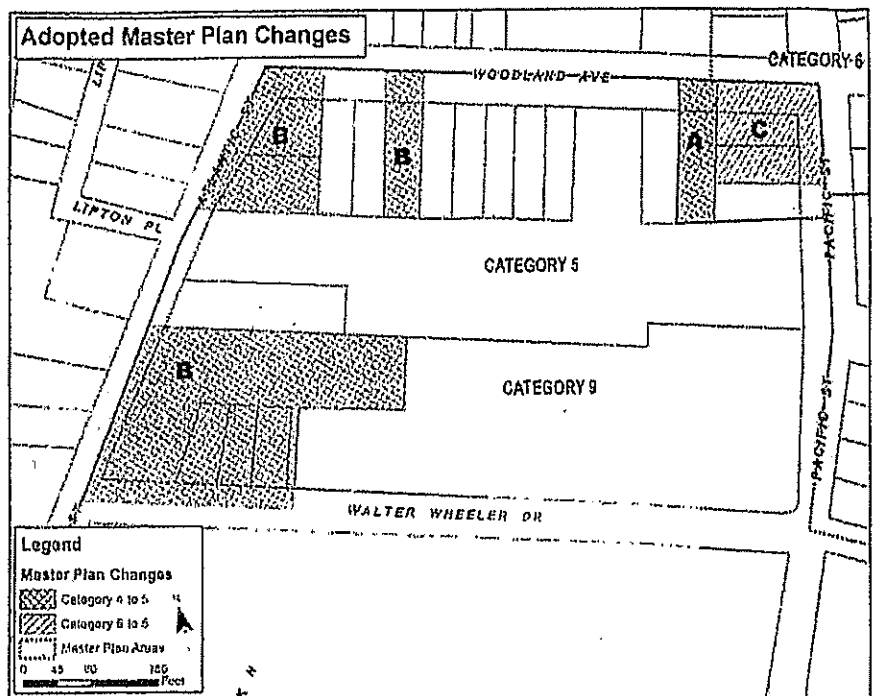
Property fronting on the east side of Atlantic Street, known as 0, 784 & 804 Atlantic Street

Property fronting on the north side of Walter Wheeler Drive, known as 12, 18 & 20 Walter Wheeler Drive

Area C - Land to be changed from Category 6 to Category 5:

Property fronting the east side of Pacific Street, known as 701 & 705 Pacific Street

The premises with respect to which this application has been made are shown and delineated on the sketch set forth below:



The effective date of this APPROVAL is January 21, 2019.

ATTEST: THERESA DELL, CHAIR
PLANNING BOARD

Dated at the City of Stamford, CT this 9th day of January 2019

**LEGAL NOTICE
PLANNING BOARD - CITY OF STAMFORD**

APPL. MP-433 – Notice is hereby given that the Planning Board of the City of Stamford, CT will conduct a Public Hearing on Tuesday, November 27, 2018 at 7:00 p.m. in the Cafeteria, 4th Floor, Government Center Building, 888 Washington Boulevard, Stamford, CT to consider the application of the City of Stamford Planning Board to amend the City of Stamford Master Plan Map to change a portion of properties currently located in Category Nos. 4 (Residential – Medium Density Multifamily), 6 (Commercial – Neighborhood) and 9 (Urban Mixed-Use) to Category Nos. 5 (Residential – Medium Density Multifamily) and 9 (Urban Mixed-Use). The subject properties are commonly known as 701 and 705 Pacific Street; 13 and 43 Woodland Avenue; 0, 784 and 804 Atlantic Street and 12, 18 and 20 Walter Wheeler Drive and are further described as follows:

Area A - Land to be changed from Category 4 to Category 5:

Property fronting on the south side of Woodland Avenue, known as 43 Woodland Avenue

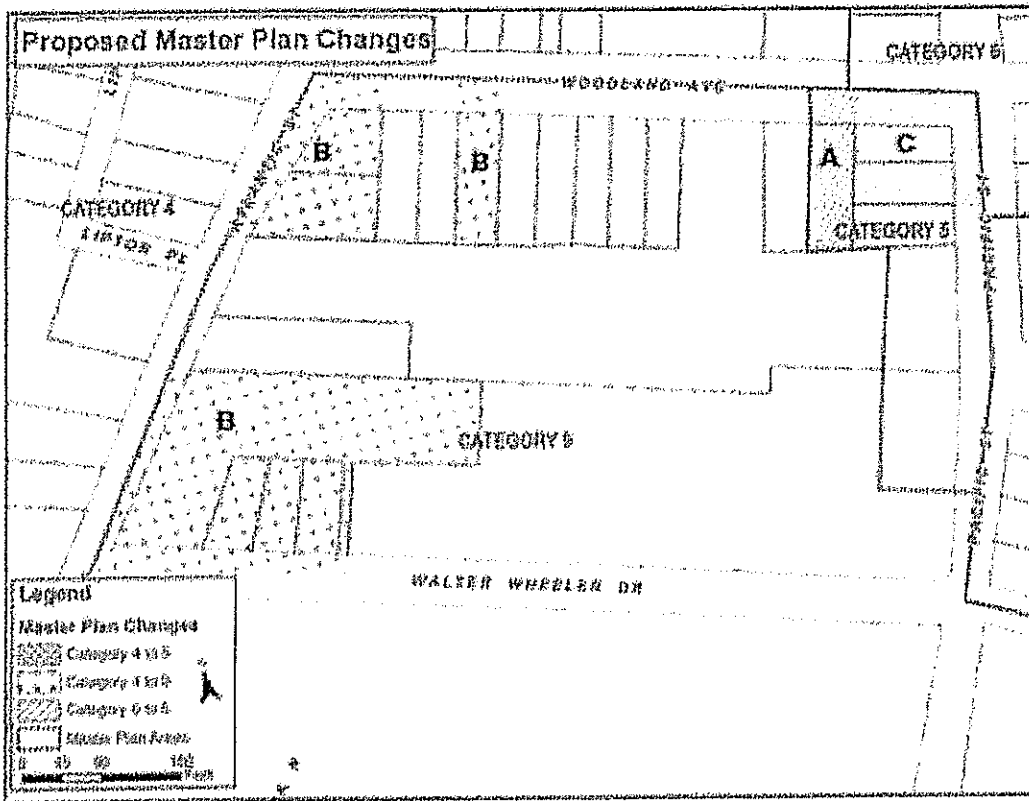
Area B – Land to be changed from Category 4 to Category 9:

Property fronting on the south side of Woodland Avenue, known as 13 Woodland Avenue
Property fronting on the east side of Atlantic Street, known as 0, 784 & 804 Atlantic Street
Property fronting on the north side of Walter Wheeler Drive, known as 12, 18 & 20 Walter Wheeler Drive

Area C - Land to be changed from Category 6 to Category 9:

Property fronting the east side of Pacific Street, known as 701 & 705 Pacific Street

The premises with respect to which application has been made are shown and delineated on the sketch set forth below:



Copies of the above-referenced application are available for public inspection in the office of the Land Use Bureau, 7th Floor of the Government Center, 888 Washington Boulevard, Stamford, Connecticut, during normal business hours.

At the above time and place all interested persons shall be given an opportunity to be heard. The hearing may be continued to such time and place as will be announced by the Planning Board. The meeting place is accessible to the physically handicapped. Hearing impaired persons wishing to attend this meeting that require an interpreter may make arrangements by contacting the Department of Social Services administration office at (203) 977-4050 at least five (5) working days prior to the meeting.

ATTEST: THERESA DELL, CHAIR
PLANNING BOARD

Dated at the City of Stamford, CT this 15th day of November 2018

**LEGAL NOTICE
PLANNING BOARD - CITY OF STAMFORD**

APPL. MP-433 – Notice is hereby given that the Planning Board of the City of Stamford, CT will conduct a Public Hearing on Tuesday, November 27, 2018 at 7:00 p.m. in the Cafeteria, 4th Floor, Government Center Building, 886 Washington Boulevard, Stamford, CT to consider the application of the City of Stamford Planning Board to amend the City of Stamford Master Plan Map to change a portion of properties currently located in Category Nos. 4 (Residential – Medium Density Multifamily), 6 (Commercial – Neighborhood) and 8 (Urban Mixed-Use) to Category Nos. 5 (Residential – Medium Density Multifamily) and 9 (Urban Mixed-Use). The subject properties are commonly known as 701 and 705 Pacific Street; 13 and 43 Woodland Avenue; 0, 784 and 804 Atlantic Street and 12, 18 and 20 Walter Wheeler Drive and are further described as follows:

Area A - Land to be changed from Category 4 to Category 5:

Property fronting on the south side of Woodland Avenue, known as 43 Woodland Avenue

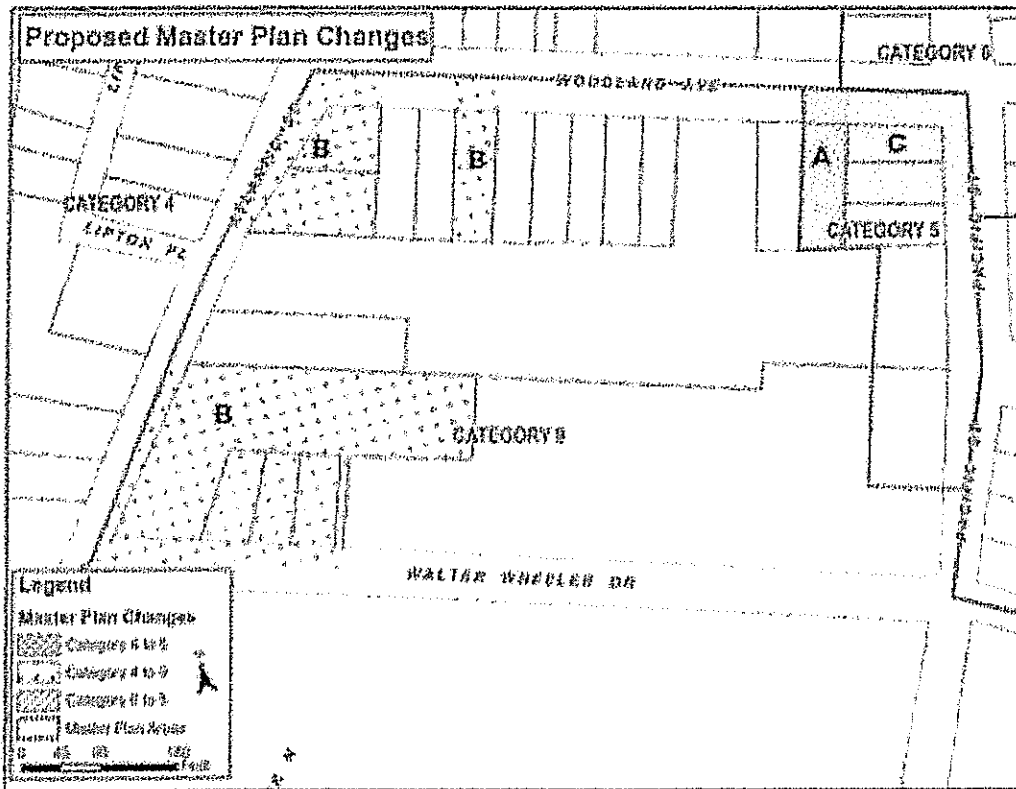
Area B – Land to be changed from Category 4 to Category 9:

Property fronting on the south side of Woodland Avenue, known as 13 Woodland Avenue
Property fronting on the east side of Atlantic Street, known as 0, 784 & 804 Atlantic Street
Property fronting on the north side of Walter Wheeler Drive, known as 12, 18 & 20 Walter Wheeler Drive

Area C - Land to be changed from Category 6 to Category 9:

Property fronting the east side of Pacific Street, known as 701 & 705 Pacific Street

The premises with respect to which application has been made are shown and delineated on the sketch set forth below:



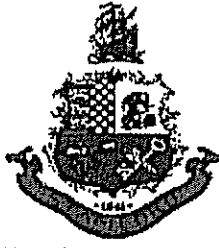
Copies of the above-referenced application are available for public inspection in the office of the Land Use Bureau, 7th Floor of the Government Center, 886 Washington Boulevard, Stamford, Connecticut, during normal business hours.

At the above time and place all interested persons shall be given an opportunity to be heard. The hearing may be continued to such time and place as will be announced by the Planning Board. The meeting place is accessible to the physically handicapped. Hearing impaired persons wishing to attend this meeting that require an interpreter may make arrangements by contacting the Department of Social Services administration office at (203) 977-4050 at least five (5) working days prior to the meeting.

ATTEST: THERESA DELL, CHAIR
PLANNING BOARD

Dated at the City of Stamford, CT this 15th day of November 2018

MAYOR
David R. Martin



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

Director of Operations
Mark McGrath

Land Use Bureau Chief
Ralph Blessing

Deputy Director of Planning
David W. Woods, PhD, AICP
(203) 977-4718
dwoods@stamfordct.gov

November 15, 2018

RE: MP-433: Application for an Amendment of the Stamford Master Plan - Pacific Street, Woodland Avenue, Atlantic Street & Walter Wheeler Drive

Dear Neighboring Property Owner:

I am writing to inform you that the Stamford Planning Board has filed an application to amend the City of Stamford Master Plan Map to change a portion of properties currently located in Category Nos. 4 (Residential - Medium Density Multifamily), 6 (Commercial - Neighborhood) and 9 (Urban Mixed-Use) to Category Nos. 5 (Residential - Medium Density Multifamily) and 9 (Urban Mixed-Use). The subject properties are commonly known as 701 and 705 Pacific Street; 13 and 43 Woodland Avenue; 0, 784 and 804 Atlantic Street and 12, 18 and 20 Walter Wheeler Drive. The areas that are subject to the change are further described as follows:

Area A - Land to be changed from Category 4 to Category 5:

Property fronting on the south side of Woodland Avenue, known as 43 Woodland Avenue

Area B - Land to be changed from Category 4 to Category 9:

Property fronting on the south side of Woodland Avenue, known as 13 Woodland Avenue

Property fronting on the east side of Atlantic Street, known as 0, 784 & 804 Atlantic Street

Property fronting on the north side of Walter Wheeler Drive, known as 12, 18 & 20 Walter Wheeler Drive

Area C - Land to be changed from Category 6 to Category 9:

Property fronting on the east side of Pacific Street, known as 701 & 705 Pacific Street

A map depicting the area of the proposed changes is provided on the back of this letter.

Because you own property in close proximity to the affected property, the Stamford Charter requires that you be notified of the filing of the application, as well as the fact that the **Planning Board of the City of Stamford, CT will conduct a Public Hearing on this matter on Tuesday, November 27, 2018 at 7:00 p.m. in the Cafeteria, 4th Floor, Government Center Building, 888 Washington Boulevard, Stamford, CT.** The hearing may be continued to another time and any information relative to any continuation will be announced by the Planning Board at the November 27, 2018 Public Hearing.

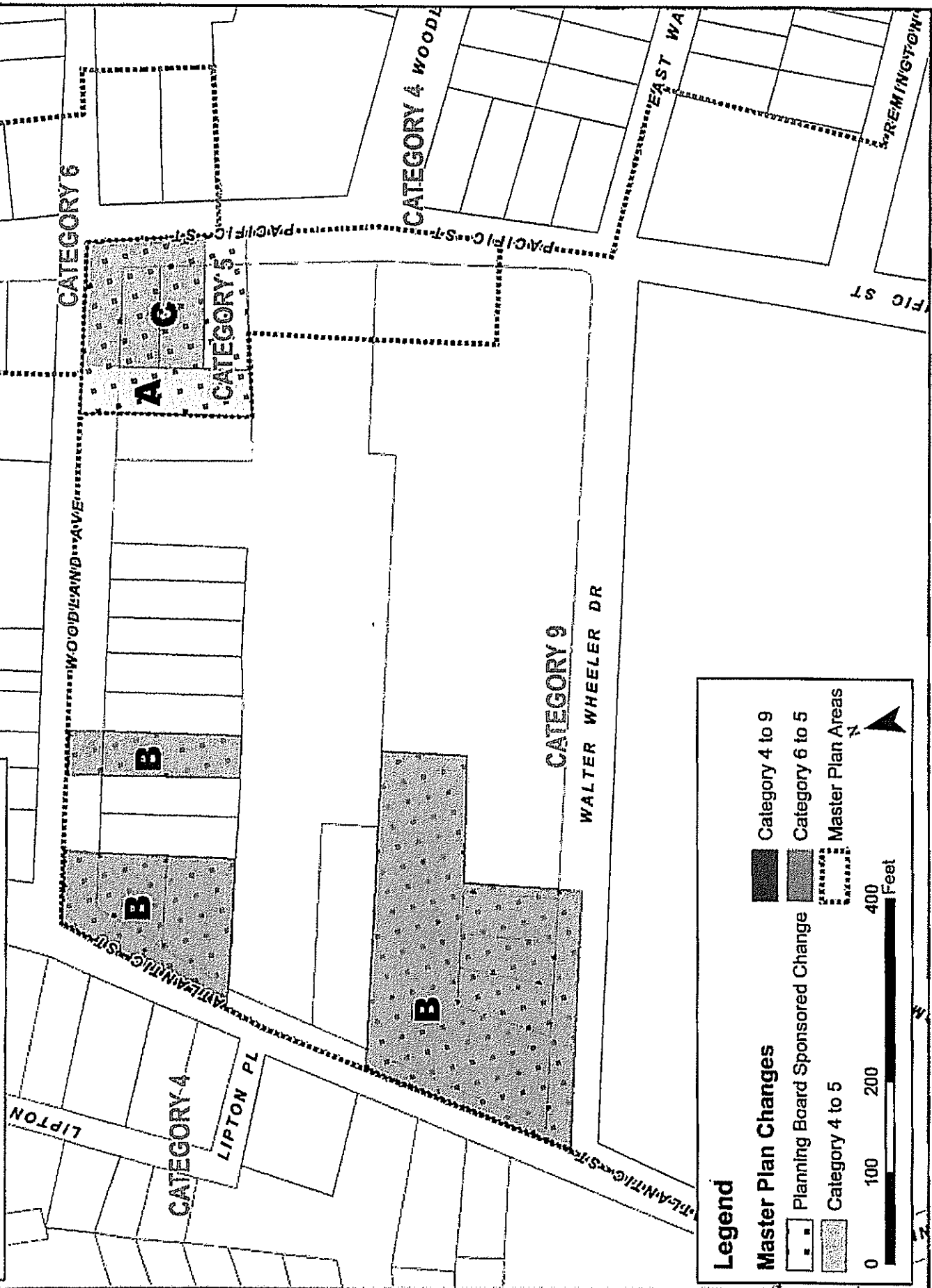
Should you have any questions, please feel free to contact me at your convenience at (203) 977-4718 or if you prefer, you may review the Stamford Planning Board file containing the complete application which is available for inspection during regular business hours at its office on the 7th floor of the Government Center Building, 888 Washington Boulevard, Stamford, Connecticut.

Sincerely, ~

A handwritten signature in black ink that reads "David W. Woods".

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

Proposed Master Plan Changes



Legend

- Category 4 to 9
- Category 6 to 5
- Master Plan Areas
- Planning Board Sponsored Change
- Category 4 to 5

0 100 200 400 Feet

N