

From: Sherwood, Nina <NSherwood@StamfordCT.gov>
Sent: Tuesday, October 26, 2021 10:04 AM
To: Rosenson, Valerie <VRosenson@StamfordCT.gov>
Cc: Jacobson, Jonathan <JJacobson@StamfordCT.gov>; Nabel, Susan <SNabel@StamfordCT.gov>
Subject: Fwd: Information Request: 805 Bedford, 629 Main & 684 Long Ridge

Dear Valerie,

Please share the following email with the operations committee.

Sincerely,

Nina Sherwood

Sent from my iPhone

Begin forwarded message:

From: "Blessing, Ralph" <RBlessing@StamfordCT.gov>
Date: October 20, 2021 at 3:22:02 PM EDT
To: "Sherwood, Nina" <NSherwood@StamfordCT.gov>
Subject: RE: Information Request: 805 Bedford, 629 Main & 684 Long Ridge

Hi Nina,

Here's a quick overview of what could be done under the current zoning with the sites you've mentioned (for 805 Bedford, I've added the R-H scenario, which would require Zoning Board approval). Please note that these are just back-of-the-envelope calculations – determining the exact parcel size may require a survey and what can actually be built depends on site conditions (for example, the PD wants to retain some parking spaces at 805 Bedford which would mean that the building might get smaller)

Address	size (acres)	size (sf)	Zoning District	Units per acre permitted	Units permitted on parcel
805 Bedford Street	1.07	46,609	R-MF	29	31
805 Bedford Street	1.07	46,609	R-H	60	64
629 E Main Street	0.87	37,843	CC	216	188
684 Long Ridge Road	1.70	74,042	R-20	2	3

Notes

current zoning; 42 Units permitted if all re site
 alternate zoning, subject to approval by Zoning Board
 site
 251 units if all BMR units are provided on site

Zoning does basically three things: it defines the uses that are allowed on a particular parcel; it regulates the density of development (units per acre or floor area) and it defines the general shape of the building (how tall it can be, how far setback from the streets and neighbors etc.). In addition it also regulates parking and may include other requirements.

Information about the Zoning Districts referenced here can be found in the [Zoning Regulations](#) The Regulations for the R-H and R-MF districts are in Section 9 (pp. 9-63 and 9-74, respectively). The R-20 is in Section 4 (p. 4-5) and the CC District in Appendix B Table 4.

Please let me know if you have any questions!

Ralph

From: Sherwood, Nina <NSherwood@StamfordCT.gov>
Sent: Wednesday, October 20, 2021 1:11 PM
To: Blessing, Ralph <RBlessing@StamfordCT.gov>
Subject: Information Request: 805 Bedford, 629 Main & 684 Long Ridge

Hello Director Blessing,

I am writing in hopes of getting some information pertaining to the old police station property at 805 Bedford Street.

The appraisal if sold (vacant and remediated) at R-MF zoning is \$2,175,000 and at R-H zoning (vacant and remediated) it could be sold for \$4,475,000. These values are according to the Cushman & Wakefield Appraisal Report dated May 17, 2021.

What, in layman's terms is the difference between R-MF and R-H zoning? What, in layman's terms would the two types of zoning mean for this property in particular? Where can I find the official description of those two zones?

Additionally, I'd like some information regarding the current Central Fire Department Property at 629 Main Street and the current EMS site at 684 Long Ridge Road.

How large is the parcel at 629 main street? How many SF is the building? What type of zone is 629 main street, or what are the surrounding parcels zoned for? Please provide zoning description. Have there been any properties nearby that are zoned the same that have been sold in past few years? What did they sell for and how large were the parcels?

What is the size of the parcel at 684 Long Ridge Road? How many SF is the building? What type of zone is 684 Long ridge Road, or what are the surrounding parcels zoned for? Please provide zoning description. Have there been any properties nearby that are zoned the same that have been sold in past few years? What did they sell for and how large were the parcels?

Thank you for your time and help. You are appreciated.

Sincerely,

Nina Sherwood