

**From:** [Keegan](#)  
**To:** [Board of Representatives](#)  
**Subject:** Uphold Zoning Board Text Change Approval #217-01 (High Ridge Park/LifeTime Fitness)  
**Date:** Thursday, August 02, 2018 6:44:33 PM

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I am 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 Life Time Fitness to request a Special Exception and Site Plan application at High Ridge Office Park. The public benefits of this project include the stabilization of the city's office parks; the creation of a new community amenity; the protection of the tax base; no impact on schools; improved water quality; reduction of intensity of development; additional residential safeguards and the addition of a new corporate citizen to Stamford. As such, I urge the Board of Representatives to uphold the Zoning Board approval.

**From:** [Joseph Breglia](#)  
**To:** [Board of Representatives](#)  
**Subject:** Uphold Zoning Board Text Change Approval #217-01 (High Ridge Park/LifeTime Fitness)  
**Date:** Thursday, August 02, 2018 6:45:47 PM

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I am 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 Life Time Fitness to request a Special Exception and Site Plan application at High Ridge Office Park. The public benefits of this project include the stabilization of the city's office parks; the creation of a new community amenity; the protection of the tax base; no impact on schools; improved water quality; reduction of intensity of development; additional residential safeguards and the addition of a new corporate citizen to Stamford. As such, I urge the Board of Representatives to uphold the Zoning Board approval.

Joseph P Breglia  
66 Summer Street  
Stamford, CT 06901

**From:** [Lou Gutierrez](#)  
**To:** [Board of Representatives](#)  
**Subject:** Uphold Zoning Board Text Change Approval #217-01 (High Ridge Park/LifeTime Fitness)  
**Date:** Thursday, August 02, 2018 6:46:53 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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TWTMC,

I am 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 Life Time Fitness to request a Special Exception and Site Plan application at High Ridge Office Park. The public benefits of this project include the stabilization of the city's office parks; the creation of a new community amenity; the protection of the tax base; no impact on schools; improved water quality; reduction of intensity of development; additional residential safeguards and the addition of a new corporate citizen to Stamford. As such, I urge the Board of Representatives to uphold the Zoning Board approval.

Thanks!

*Lou*

Lou Gutierrez  
**General Manager**

AffinEco, LLC  
AffinEco Building Services, &

(203) 559-8924 Mobile  
(203) 341-4751 Office  
(203) 625-8413 Fax  
[Lou@AffinEco.com](mailto:Lou@AffinEco.com)

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**From:** [Virginia Keeshan](#)  
**To:** [Board of Representatives](#)  
**Subject:** Uphold Zoning Board Text Change Approval #217-01 (High Ridge Park/LifeTime Fitness)  
**Date:** Thursday, August 02, 2018 6:53:18 PM

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I am 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 Life Time Fitness to request a Special Exception and Site Plan application at High Ridge Office Park. The public benefits of this project include the stabilization of the city's office parks; the creation of a new community amenity; the protection of the tax base; no impact on schools; improved water quality; reduction of intensity of development; additional residential safeguards and the addition of a new corporate citizen to Stamford. As such, I urge the Board of Representatives to uphold the Zoning Board approval.

**From:** [Phil Foglia](#)  
**To:** [Board of Representatives](#)  
**Subject:** Uphold Zoning Board Text Change Approval #217-01 (High Ridge Park/LifeTime Fitness)  
**Date:** Thursday, August 02, 2018 7:05:37 PM

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I am 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 Life Time Fitness to request a Special Exception and Site Plan application at High Ridge Office Park. The public benefits of this project include the stabilization of the city's office parks; the creation of a new community amenity; the protection of the tax base; no impact on schools; improved water quality; reduction of intensity of development; additional residential safeguards and the addition of a new corporate citizen to Stamford. As such, I urge the Board of Representatives to uphold the Zoning Board approval.

Phil Foglia

**From:** [Elisa Esses](#)  
**To:** [Board of Representatives](#)  
**Subject:** Uphold Zoning Board Text Change Approval #217-01 (High Ridge Park/LifeTime Fitness)  
**Date:** Thursday, August 02, 2018 7:26:50 PM

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I am 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 Life Time Fitness to request a Special Exception and Site Plan application at High Ridge Office Park. The public benefits of this project include the stabilization of the city's office parks; the creation of a new community amenity; the protection of the tax base; no impact on schools; improved water quality; reduction of intensity of development; additional residential safeguards and the addition of a new corporate citizen to Stamford. As such, I urge the Board of Representatives to uphold the Zoning Board approval.

Thank you,

Elisa Esses

**From:** [Peter Finiasz](#)  
**To:** [Board of Representatives](#); [Lion, Bob](#)  
**Subject:** Uphold Zoning Board Text Change Approval #217-01 (High Ridge Park/LifeTime Fitness)  
**Date:** Thursday, August 02, 2018 8:07:48 PM

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Bob,

I am 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 Life Time Fitness to request a Special Exception and Site Plan application at High Ridge Office Park. The public benefits of this project include the stabilization of the city's office parks; the creation of a new community amenity; the protection of the tax base; no impact on schools; improved water quality; reduction of intensity of development; additional residential safeguards and the addition of a new corporate citizen to Stamford. As such, I urge the Board of Representatives to uphold the Zoning Board approval.

Thank you,  
Peter Finiasz  
98 Chatham Road  
Stamford, CT 06903

**From:** [edward](#)  
**To:** [Board of Representatives](#)  
**Subject:** Uphold Zoning Board Text Change Approval #217-01 (High Ridge Park/LifeTime Fitness)  
**Date:** Thursday, August 02, 2018 8:19:28 PM

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I am 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 Life Time Fitness to request a Special Exception and Site Plan application at High Ridge Office Park. The public benefits of this project include the stabilization of the city's office parks; the creation of a new community amenity; the protection of the tax base; no impact on schools; improved water quality; reduction of intensity of development; additional residential safeguards and the addition of a new corporate citizen to Stamford. As such, I urge the Board of Representatives to uphold the Zoning Board approval.

Sent from my iPhone



**From:** [Lisa Athnos](#)  
**To:** [Board of Representatives](#)  
**Subject:** Uphold Zoning Board Text Change Approval #217-01 (High Ridge Park/LifeTime Fitness)  
**Date:** Thursday, August 02, 2018 8:21:44 PM

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Dear Representatives,

We wanted to add our voices to those in favor of allowing changing zoning so that Lifetime Fitness gym can open in High Ridge Office Park. We believe it is an excellent use of empty space and would add a valuable asset to Stamford. The company has a very good reputation and is supposed to be not your average gym but an elevated experience. We think we need that. We don't think traffic will be any worse than when those offices were all occupied. We as a family would certainly join and in speaking with our neighbors in Laurel Ledge Park, they agree it would be of benefit to Stamford. Empty buildings need to be occupied. Please allow this establishment into our city.

Respectfully,

Jonathan and Lisa Athnos  
46 Laurel Ledge Rd.  
Stamford

**From:** Andrea Klein <[uskleins@aol.com](mailto:uskleins@aol.com)>

**Date:** August 2, 2018 at 6:56:45 PM EDT

**To:** [blion@stamfordCT.gov](mailto:blion@stamfordCT.gov), [rmatherne@stamfordCT.gov](mailto:rmatherne@stamfordCT.gov)

**Subject:** LIFETIMEFITNESS

I am 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.

- Life Time is **a premier health and fitness facility**, delivering an unmatched experience for health and recreation for people all ages – and it is **a good fit for Stamford!**
- **Stamford needs to support businesses, jobs and the tax base.**
- Overturning the Zoning Board's decision would set **a dangerous precedent** for the future of business in Stamford.
- The Board must **represent about ALL of Stamford's diverse residents** – not just a group of immediate neighbors.
- **Traffic concerns are exaggerated** – traffic for a gym would be shifted from the typical morning and afternoon "rush hour" peaks.
- Residential real-estate brokers have testified that **adding an amenity such as Life Time would boost property values** because this is exactly what young families are looking for.
- The additional screening, setbacks, buffers and mitigation measures would **improve existing conditions for neighbors.**

I have been waiting YEARS for a facility like this to come to our city. Please do not let a small number of neighbors who by the way, MOVED NEXT TO AN OFFICE PARK, ruin an opportunity for others!!

Sincerely,  
Andrea Klein  
32 Wallenberg Drive, Stamford

**From:** [Alain Benzaken](#)  
**To:** [Board of Representatives](#)  
**Subject:** Petition to Uphold Zoning Board Text Change Approval #217-01 (High Ridge Park/LifeTime Fitness)  
**Date:** Thursday, August 02, 2018 8:34:19 PM

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I am 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.

Alain Benzaken  
200 Ingleside Drive  
Stamford, CT 06903

**From:** [Paul Licausi](#)  
**To:** [Board of Representatives](#)  
**Subject:** Uphold Zoning Board Text Change Approval #217-01 (High Ridge Park/LifeTime Fitness)  
**Date:** Thursday, August 02, 2018 8:34:58 PM

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I am 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 Life Time Fitness to request a Special Exception and Site Plan application at High Ridge Office Park. The public benefits of this project include the stabilization of the city's office parks; the creation of a new community amenity; the protection of the tax base; no impact on schools; improved water quality; reduction of intensity of development; additional residential safeguards and the addition of a new corporate citizen to Stamford. As such, I urge the Board of Representatives to uphold the Zoning Board approval.

Paul and Janet LiCausi

**From:** [Ritman, James](#)  
**To:** [Board of Representatives](#)  
**Subject:** Uphold Zoning Board Text Change Approval #217-01 (High Ridge Park/LifeTime Fitness)  
**Date:** Thursday, August 02, 2018 9:31:25 PM

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I am 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 Life Time Fitness to request a Special Exception and Site Plan application at High Ridge Office Park. The public benefits of this project include the stabilization of the city's office parks; the creation of a new community amenity; the protection of the tax base; no impact on schools; improved water quality; reduction of intensity of development; additional residential safeguards and the addition of a new corporate citizen to Stamford. As such, I urge the Board of Representatives to uphold the Zoning Board approval.

Sincerely,  
James Ritman

Sent from my iPhone

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NOTICE: This e-mail message and any attachments are intended solely for the use of the intended recipient, and may contain information that is confidential, privileged and exempt from disclosure under applicable law. If you are not the intended recipient, you are not permitted to read, disclose, reproduce, distribute, use or take any action in reliance upon this message and any attachments, and we request that you promptly notify the sender and immediately delete this message and any attachments as well as any copies thereof. Delivery of this message to an unintended recipient is not intended to waive any right or privilege. Newmark Knight Frank is neither qualified nor authorized to give legal or tax advice, and any such advice should be obtained from an appropriate, qualified professional advisor of your own choosing.

**From:** [Gregg Ferguson](#)  
**To:** [Board of Representatives](#)  
**Subject:** Uphold Zoning Board Text Change Approval #217-01 (High Ridge Park/LifeTime Fitness)  
**Date:** Thursday, August 02, 2018 10:15:40 PM

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This is very important for the future of StAmford.

I am 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 Life Time Fitness to request a Special Exception and Site Plan application at High Ridge Office Park. The public benefits of this project include the stabilization of the city's office parks; the creation of a new community amenity; the protection of the tax base; no impact on schools; improved water quality; reduction of intensity of development; additional residential safeguards and the addition of a new corporate citizen to Stamford. As such, I urge the Board of Representatives to uphold the Zoning Board approval.

Sent from my iPhone

**From:** [Lisa Pomerance](#)  
**To:** [Board of Representatives](#)  
**Subject:** Uphold Zoning Board Text Change Approval #217-01 (High Ridge Park/LifeTime Fitness)  
**Date:** Thursday, August 02, 2018 10:28:52 PM

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Dear Board of Reps,

I am 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 Life Time Fitness to request a Special Exception and Site Plan application at High Ridge Office Park. The public benefits of this project include the stabilization of the city's office parks; the creation of a new community amenity; the protection of the tax base; no impact on schools; improved water quality; reduction of intensity of development; additional residential safeguards and the addition of a new corporate citizen to Stamford. As such, I urge the Board of Representatives to uphold the Zoning Board approval.

This is a no brainer!! North Stamford needs a quality fitness center!! Thanks for voting yes!!

Lisa

**From:** [Shana Yahoo](#)  
**To:** [Board of Representatives](#)  
**Subject:** Uphold Zoning Board Text Change Approval #217-01 (High Ridge Park/LifeTime Fitness)  
**Date:** Thursday, August 02, 2018 11:11:15 PM

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I am 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 Life Time Fitness to request a Special Exception and Site Plan application at High Ridge Office Park. The public benefits of this project include the stabilization of the city's office parks; the creation of a new community amenity; the protection of the tax base; no impact on schools; improved water quality; reduction of intensity of development; additional residential safeguards and the addition of a new corporate citizen to Stamford. As such, I urge the Board of Representatives to uphold the Zoning Board approval.



**From:** [Judy Motta](#)  
**To:** [Board of Representatives](#)  
**Subject:** Uphold Zoning Board Text Change Approval #217-01 (High Ridge Park/LifeTime Fitness)  
**Date:** Friday, August 03, 2018 6:13:15 AM

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I am 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 Life Time Fitness to request a Special Exception and Site Plan application at High Ridge Office Park. The public benefits of this project include the stabilization of the city's office parks; the creation of a new community amenity; the protection of the tax base; no impact on schools; improved water quality; reduction of intensity of development; additional residential safeguards and the addition of a new corporate citizen to Stamford. As such, I urge the Board of Representatives to uphold the Zoning Board approval.

Sent from my iPad

**From:** [joe cullen](#)  
**To:** [Board of Representatives](#)  
**Subject:** Uphold Zoning Board Text Change Approval #217-01 (High Ridge Park/LifeTime Fitness)  
**Date:** Friday, August 03, 2018 8:34:47 AM

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I am 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 Life Time Fitness to request a Special Exception and Site Plan application at High Ridge Office Park. The public benefits of this project include the stabilization of the city's office parks; the creation of a new community amenity; the protection of the tax base; no impact on schools; improved water quality; reduction of intensity of development; additional residential safeguards and the addition of a new corporate citizen to Stamford. As such, I urge the Board of Representatives to uphold the Zoning Board approval.

Stamford Board of Representatives  
888 Washington Blvd, 4<sup>th</sup> Floor  
PO Box 10152  
Stamford, CT 06904-2152

**RE: Uphold Zoning Board Text Change Approval #217-01 (High Ridge Park/LifeTime Fitness)**

July 25, 2018

TO: The Board of Representatives:


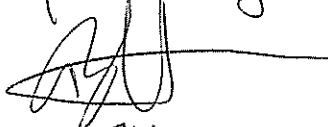


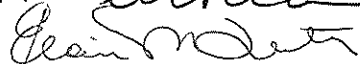
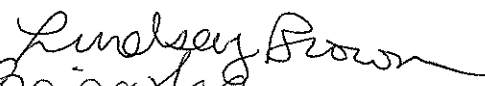
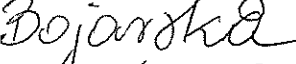

As a Stamford Realtor, I would like to express my support for the Zoning Board's recent Text Change Approval to allow gymnasiums in the C-D Zone. In this case, specifically allowing High Ridge Park to add a Life Time Fitness.

It is my experience that this is exactly the kind of world-class facility that potential homebuyers are looking for, and in fact have come to expect. Life Time Fitness would be a great fit for Stamford, and a great boost for local property values. Residents today want a place where they can "live, work and play" all in close proximity. Stamford must adapt to meet the changing needs of its population.

In addition, homebuyers are understandably concerned about rising taxes. Taxes in the city and the state of Connecticut continue to increase year after year. There is only so much taxpayers can take. And the breaking point is upon us. The city has an obligation to do whatever it can to protect taxpayers, and in this case adding a Life Time Fitness at High Ridge Park makes perfect sense. Not only would it help to attract and retain businesses to the city, but that, in turn, means more jobs for our residents, more tax revenue for the city, and a better overall economic climate for the generation to come. The time to act is now!

In conclusion, I urge the Board of Representatives to uphold the Zoning Board's Text Change Approval for the application at High Ridge Office Park.

Sincerely,

JORDAN DOLGER	
Benjamin Howell	
Richard Higgins	
Colleen Polson	
Elaine Teeter	
Undsay Brown	
Dominika	
Teresa Servidone	

**From:** [Jay Markham | PowerPak](#)  
**To:** [Board of Representatives](#)  
**Subject:** Uphold Zoning Board Text Change Approval #217-01 (High Ridge Park/LifeTime Fitness)  
**Date:** Friday, August 03, 2018 3:17:58 PM

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I am 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 Life Time Fitness to request a Special Exception and Site Plan application at High Ridge Office Park.

The public benefits of this project include the stabilization of the city's office parks;

- the creation of a new community amenity;
- the protection of the tax base;
- no impact on schools;
- improved water quality;
- reduction of intensity of development;
- additional residential safeguards
- new corporate citizen to Stamford.

As a community in Stamford, if we continue to be anti-development, anti-progress, anti-business, and anti-investment, it will can only hurt Stamford in the long run.

As such, I urge the Board of Representatives to uphold the Zoning Board approval.

**From:** Marcia Wright <[marciawright64@gmail.com](mailto:marciawright64@gmail.com)>

**Sent:** Friday, August 3, 2018 2:17 PM

**To:** de la Cruz, Virgil

**Subject:** LifeTime Fitness

To Whom It May Concern:

1. I first moved to Stamford in 1970 and, as a result, have seen many of the City's successes and failures as it changed to meet the real and perceived needs of its residents.
2. I have been a resident of RiverTurn Condominiums since 1999 and am president of its Tax District.
3. The proposed LifeTime Fitness Facility is one of those perceived needs that Mayor Martin is backing; in reality, the only needs this facility has is to generate money for its corporate bottom line.

RAMIFICATIONS:

- \*the stress on our water table that Olympic-size pools, spas, shower/bath facilities will put on our already fragile natural resource
  - \*the increased juggernaut of traffic that a membership of 5,000 (+/-) will generate
  - \*the noise pollution from outdoor activities
  - \*the air pollution from the increased traffic
  - \*the reality of our TOR Fire Station personnel not being able to respond in timely manners because of the traffic
  - \*the fact that this type of facility disregards Stamford's Master Plan to protect residential areas like TOR, which is specifically mentioned
  - \*recall UBS and RBS coming to Stamford AND then all but closing down, leaving the City to deal with the ramifications
  - \*the negative impact on property values in the TOR neighborhood
4. In light of these ramifications, I ask you—members of the Board of Representatives—to VOTE NO [on August 6th](#), respecting the wishes of the residents of the TOR neighborhood rather than bending to the corporate pressures of City Hall.

Marcia Wright

Sent from my iPad

Marcia Wright

Sent from my iPad