

June 2, 2022

To: District 14, Stamford Board of Representatives, Curtis & Sandford,

Subject: OnmiBus Clean Up3

On Monday June 6th, I understand the Stamford Board of Representatives will be voting on a text change to the City of Stamford Zoning Regulations, which all properties in the city are governed by. This text change is referred to as the OnmiBus Clean Up3.

The text change includes a number of substantive changes to our current zoning regulations including the conversion of commercial property to residential property "AS of Right" - which means without a public hearing and input from the community. This is just one of many changes that could affect the property rights of property owners as well as the well-being of all residents.

The text change was advertised to the public as simply a re-organization and clean-up of the existing code. The public was not informed that substantive changes to the city's zoning regulations were hidden inside this Omnibus change, hence only a few people spoke at the public hearing. After the public hearing, additional substantive changes were made without transparency and without public input. This is NOT how our government should be allowed to operate. We deserve better.

As residents of the City of Stamford, we should have a voice in how the City of Stamford will grow and change and specifically how it will be developed.

We live in a City that has grown from a population of 122,643 according to the 2010 census to 135,500 according to the 2020 census (for an additional 12,857 people). As we know, many people do not respond to census requests and therefore, most likely, the current census figure is shy the actual population of Stamford.

I must ask, as Representatives of the City, what is the cap that has been placed on the maximum population of the City? Are we allowing as many people to reside in the City as want to come, regardless of traffic and infrastructure concerns? We realize Stamford is a nice City to live in but, when will enough be enough? What is the MAXIMUM number of residents the City can comfortably accommodate without compromising quality of life? Is anyone concerned about the wildlife being displaced by overdevelopment or the greenery that is being destroyed with clear cutting measures?

When one books an airline ticket or buys a ticket to a sports event, a cruise, etc., there are only so many seats/tickets available and when the venue is full, it's full. This doesn't appear to be the case in Stamford. We continue to see developers be allowed to build dense residential space wherever they want and we are always told it is for the good of the City; it brings in revenues. If that is the case, why haven't our taxes been reduced as we are promised each election season? Our taxes continue to rise because we have to pay for the education of the additional school children attending our public schools, the repairs to failing school infrastructure and the deteriorating roads due to the additional traffic. Not that we've seen much in the way of road repair, our streets are in a decaying state. And I have no doubt, when a high-rise collapses in the City due to faulty construction, we taxpayers will be paying for a lawsuit should people lose their lives.

Since Covid, we have seen an increase in the number of people migrating to Stamford. We have also seen an increase in speeding throughout our City streets; people blasting their horns the split

second the light changes green and throwing trash from their car windows while they converse on their cell phones. Where are the Police? When are they going to begin ticketing the speeders, both CT and out of state cars alike? Where are the City of Stamford personnel that are responsible for ensuring that people moving to our City are registering their vehicles to CT? We are allowing new residents to the City to travel our roads, but we property taxpayers are footing the bill for road repairs. When are we going to make our streets safer? I don't dare step into the street at a pedestrian crosswalk without much caution. Why? Because, regardless of the signage, people just don't stop for pedestrians. Much as is done in Greenwich, four way red light stops at intersections should be considered in the downtown area so pedestrians can cross safely.

It seems the concerns of the residents have fallen on deaf ears. Sure, the Zoning Board will make a claim that the public is allowed to speak at public hearings. Yes, we might be allowed to speak for our allotted 3-minutes, but we are certainly NOT heard. We are allowed to move our lips, then, once everyone has spoken, and there are a large majority of residents opposed to a particular application, the project is voted on exactly as it would if nobody had spoken, and usually in favor of the developers.

I am against the conversion of commercial space to medium/high density residential space and ask you, my District Representatives, to vote YES TO REJECT the zoning board's decision at your Board of Representative meeting on June 6th.

I'd also like to suggest that the Board of Representatives address the quality of life concerns of City residents. High density overdevelopment is just one sliver of how quality of life can fall by the wayside when it is allowed to continue. The City needs improvement in many areas and action plans to implement those improvements.

Overdevelopment and overpopulation of Stamford, in my view, is not a positive for our city. We don't need to be the biggest City, we just need to be the best City.

Thank you for taking my comments into consideration.

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