

31ST BOARD OF REPRESENTATIVES CITY OF STAMFORD

President
NINA SHERWOOD
Clerk of the Board
MEGAN COTTRELL

Majority Leader
VIRGIL DE LA CRUZ
Minority Leader
MARY L. FEDELI

RESOLUTION NO. 4391 URGING THE CITY OF STAMFORD, THE PLANNING BOARD, AND THE LAND USE BUREAU TO AMEND THE DRAFT 2035 MASTER PLAN BEFORE PASSAGE

WHEREAS, a municipal Master Plan—also known as The Comprehensive Plan—is a foundational policy document that guides the long-term physical development of a city, addressing land use, housing, transportation, open space, economic development, and other critical aspects of urban planning; and

WHEREAS, the City of Stamford's Master Plan serves as a blueprint for the future, shaping the built environment, guiding zoning decisions, and determining how neighborhoods evolve over the next decade or more; and

WHEREAS, decisions concerning land use and development are among the most consequential actions our city can take, fundamentally affecting the fabric, livability, sustainability, and affordability of neighborhoods; and

WHEREAS, the adoption of a Master Plan has a direct and lasting impact on the quality of life of Stamford residents, influencing everything from housing and traffic to open space and community; and

WHEREAS, the City of Stamford has an obligation to ensure that planning decisions reflect the voices and concerns of its residents, and to provide meaningful opportunities for public input and engagement in the shaping of the city's future; and

WHEREAS, Stamford city government, including its boards, commissions, and administrative departments, exists to serve the people of Stamford, and is duty-bound to act in accordance with the will and best interests of its residents; and

WHEREAS, the Draft 2035 Master Plan proposes changes that would increase residential density in areas currently zoned for single-family housing, including neighborhoods located south of the Merritt Parkway, despite significant public opposition to such changes; and

WHEREAS, responsible growth and thoughtful development are essential to the long-term health, sustainability, and economic vitality of the City of Stamford; however, a broad and aggressive push to increase residential density—particularly in established single-family neighborhoods—can place significant strain not only on infrastructure, schools, traffic systems, and public services, but also on the city's environmental health, contributing to increased air and noise pollution, loss of green space and tree canopy, stormwater runoff, and other ecological impacts that degrade the natural environment and reduce overall quality of life for residents and wildlife; and

WHEREAS, preserving Stamford's natural resources, including wetlands and animal habitats, is essential to maintaining environmental balance, protecting biodiversity, and ensuring that residential development does not come at the expense of critical ecological systems.

NOW, THEREFORE, BE IT RESOLVED, that the 31st Board of Representatives of the City of Stamford hereby urges the City of Stamford, the Mayor, the Planning Board, and the Land Use Bureau to amend the Draft 2035 Master Plan prior to its passage so that it clearly reflects the will of the people they serve—ensuring that future development decisions respect the needs, voices, and vision of Stamford's residents—and further urges them to meaningfully engage with the public and honor their expressed desires regarding neighborhood preservation and land use policy; and

BE IT FURTHER RESOLVED, that the Draft 2035 Master Plan should be amended prior to its passage to preserve the existing single-family neighborhoods located south of the Merritt Parkway, and to remove any proposals or language that would allow for increased residential density or a transition from single-family to multi-family housing in these areas and throughout the city; and that this amendment would reflect the clearly expressed wishes of Stamford residents who have voiced strong opposition to such changes and who seek to maintain the stability and quality of life in their neighborhoods; and

NOW, BE IT FURTHER RESOLVED, that many of Stamford's existing multi-family neighborhoods are already facing significant challenges—such as overcrowding, traffic congestion, limited parking, and overburdened infrastructure and public services—and that increasing density in these already strained areas, as proposed in the Draft 2035 Master Plan, would further reduce livability and undermine the well-being of current and future residents; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Representatives affirms its commitment to Stamford's existing Accessory Dwelling Unit (ADU) regulations, recognizing them as a balanced approach that supports housing needs while preserving neighborhood identity, and further resolves that no loosening of these regulations shall be pursued that would increase density or strain community infrastructure beyond the limits set forth in current law; and

BE IT FURTHER RESOLVED, that it is clear that many Stamford Residents oppose the introduction of Accessory Commercial Units (ACUs) in single-family residential zones, as such a policy would be incompatible with the residential nature of these neighborhoods, disrupt the quiet enjoyment of homeowners, increase traffic and commercial activity, and conflict with the reasons many residents seek and invest in single-family homeownership; and

BE IT FURTHER RESOLVED, that removing single-family zoning from some of the most affordable neighborhoods in Stamford and replacing it with multi-family development undermines housing accessibility by eliminating opportunities for working families and future generations to purchase attainable single-family homes within the city; and

BE IT FURTHER RESOLVED, that this approach would concentrate true single-family homeownership in only the most expensive areas of Stamford—such as North Stamford and Shippan—where home prices often begin at over one million dollars, effectively pricing out middle-income residents; and

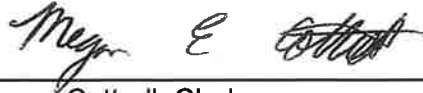
BE IT FURTHER RESOLVED, that contrary to stated goals of promoting housing diversity, this plan accelerates the disappearance of “missing middle” housing by targeting the city's smaller, more affordable single-family properties for densification, thereby reducing—not increasing—options for moderate-income families seeking homeownership in Stamford; and

BE IT FURTHER RESOLVED, that this Board calls upon the City to uphold its responsibility to represent and protect the interests of all its citizens and to adopt a Master Plan that reflects the priorities, values, and vision of Stamford's residents.

This resolution was approved via roll call vote at the regular monthly meeting of the 31st Board of Representatives held on September 2, 2025



Nina Sherwood, President
31st Board of Representatives



Megan Cottrell, Clerk
31st Board of Representatives

cc: Mayor Caroline Simmons
Lyda Ruijter, Town & City Clerk
The Stamford Planning Board
The Stamford Zoning Board
Ralph Blessing, Land Use Bureau Chief
Thomas Cassone, Esq., Law Department
Leah Kagan, Director of Economic Development