



## MEMO

August 8, 2018

To: Parks and Recreation Committee  
Dennis Mahoney, Marion McGarry, Marc Aquila, Virgil de la Cruz, Philip Giordano, Raven Matherne, Rodney Pratt, Ines Saftic, Jeffrey Stella, Lila Wallace, David Watkins

From: Erin McKenna, Associate Planner  
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Re: City of Stamford Zoning of Parks

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At the suggestion of the Land Use Bureau Chief, Ralph Blessing, the Parks and Recreation Commission agreed to work on updating the zoning of all City parks. We were all surprised at the number of parks with a zoning designation other than "Park". Since the beginning of the year, City Land Use and Parks staff has met with Commissioners Newman and Rovegno several times to review the issues pertaining to rezoning. The main goal of the effort is to protect open space in perpetuity.

Some parks can be rezoned without any issues; some have a few prerequisites, but are otherwise relatively simple to rezone; and some cannot be rezoned at this time. We cannot change zoning which conflicts with the 2015-25 Master Plan (MP), and we therefore have to change the MP Category for six parks: Carpinella, Cubeta Stadium, DePreta, McKeithen, a portion of Mill River, and Veterans Memorial. Following are annotated lists of the three categories:

Issue free:

- Carwin community garden
- Cedar St. Playground
- Columbus Park
- Czescik Park
- EA Connell Heritage Park (part of OTH) We had discussed doing this later, but it and Old Town Hall are in the Master Plan as Open Space/Public Park Category so maybe we should do it now?
- Edson Park
- Kiwanis Park
- Levine Site parcels
- Mill River Park (north)
- Mill River Park (south one)
- Mill River Park (south two)
- Rippowam Park

(Issue free):

- St. John's Park
- Wire Mill Park
- Woodley Rd. Bird Sanctuary

Good candidates with issues:

- Bartlett Arboretum: Coordinate with SMNC staff before changing the zone.
- Carpinella Park: (traffic island) Requires a Master Plan category change.
- Commons Park: This park is on private property, but will be owned eventually by the City.
- DePreta Park: Requires a Master Plan category change.
- Kosciuszko Park parcels: There is currently a land swap going on between the City and BLT that involves one of the 2 parcels. This will have to be resolved first.
- Main St. Park: Wait until easement/land swap with Charter Oak is concluded.
- McKeithen: Requires a Master Plan category change.
- Mill River Park: There is an region north of West Park Place that is currently Master Plan category 9, Urban Mixed Use.
- Nemoitin Park: This park is part of a single R-5 parcel that includes the Hart Elementary School.
- Scofieldtown Park: We want 2 zones in the park: Park for the public park region and RA-2 for the public works part.
- Stamford Museum and Nature Center: Coordinate with SMNC staff before changing the zone.
- Veterans Memorial Park: Requires a Master Plan category change and permission from the private property owner to rezone their part of the park.

No rezone at this time:

- Greenwich Ave. Park (traffic island): It will be eliminated by the Greenwich Ave. rotary.
- Haig Ave. Park: The future of the parcel is uncertain (per Ernie Orgera).
- Hope St. Island Park (traffic island): Impending roadwork may change the configuration of the park. It also requires a Master Plan category change.
- Saunders Park (traffic island): The City may want to T-off the intersection eventually to improve safety.
- Vine Road Little League Field: This "park" is part of a single R-20 parcel that includes the Turn of River Middle School.

Land Use will initiate the process of making the necessary MP Category changes, and then will pursue the Zoning changes for all parks except for those in the *No rezone at this time* list. Eventually, we would like to review the Zoning Regulations as they pertain to parks, and consider creating "Active," "Passive," and "Waterfront" categories.

With this memo, we seek to keep you informed of our efforts and progress. If you have and questions or concerns, please do not hesitate to contact me.

C:     Ralph Blessing, Land Use Bureau Chief