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July 28, 2010

HAND DELIVERED

Mr. Christopher L. Bergstrom, Executive Director
Urban Redevelopment Commission
888 Washington Boulevard, 9th Floor
Stamford, Connecticut 06904

Re: Proposed Amendment to the Mill River Corridor Project Urban Redevelopment
Plan – Opinion Letter of the Stamford Planning Board

Dear Mr. Bergstrom:

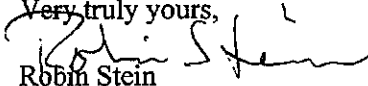
A Proposed Amendment to the Mill River Corridor Project Urban Redevelopment Plan was presented to the Stamford Planning Board at its Regular Meeting held on July 27, 2010. The Proposed Amendment will:

- Permit the development of multi-family residential uses on all properties in the “Commercial” land use category rather than recategorize the property at 75 Tresser Boulevard from Commercial to Hotel/Residential/Commercial as initially proposed by the Redeveloper/Property Owner;
- Require compliance with the Below Market Rate (“BMR”) Dwelling Unit Standards set forth in section 402.d of the Plan; and
- Amend the BMR Dwelling Unit Standards in section 402.d of the Plan to make the Plan consistent with a proposed text change to Article III, Section 9-1, subsection 7(c) (the BMR standards for the Mill River District) of the City of Stamford Zoning Regulations.

The Planning Board reviewed the Proposed Amendment (and the initial proposal by the Redeveloper/Property Owner) and determined that it is consistent with the City of Stamford Master Plan (the City’s plan of conservation and development).

A copy of the Proposed Amendment to the Plan and the proposed text change to the Stamford Zoning Regulations are attached to this opinion letter.

Very truly yours,


Robin Stein

Land use Bureau Chief

cc: Representative H. Day
R. Goldberg, Esq.
W. Hennessey, Esq.