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May 22, 2026

Susmitha Attota
Planning and Zoning Administrator
Town Plan & Zoning Department
2725 Main Street
Stratford, CT 06615

**Re: Special Permit Application and Review of Erosion and Sediment Control Plan
Application for Property Located at 99 Hawley Lane, Stratford, Connecticut**

Dear Ms. Attota:

Please accept the following narrative as part of a Special Permit Application and Review of Erosion and Sediment Control Plans Application (the "Application") to the Stratford Zoning Commission (the "Commission") for the property located at 99 Hawley Lane (the "Site"), currently situated in the Office Park District ("OPD"). The Application seeks Special Permit approval pursuant to Sections 3.4.3, 4.2, 5.1, 6.5 and 7.3.4 of the Stratford Zoning Regulations (the "Regulations") to construct a four-story, 129-unit multi-family residential apartment building, a 2,550 square foot detached community building, a swimming pool, and associated site improvements.

Existing Conditions

The Site is an irregularly shaped parcel containing 33.998 acres (excluding wetlands), located on the south side of Hawley Lane in the Office Park District. The Site has its primary street frontage on Hawley Lane with an additional secondary frontage on Armory Road. The northwestern portion of the Site is currently developed with an existing 160,000 square foot professional office building and a four-level parking garage. The Site was issued municipal

approval and Certificate No. 782 by the State Traffic Commission (now the Office of State Traffic Administration, “OSTA”) in 1988, permitting the development of up to 440,000 square feet of office space. and 1,760 parking spaces. The existing office building was constructed, but none of the other office buildings were constructed. In 2000, another Special Case approval was granted, which permitted the construction of a 110,000 SF building. The residential development proposed herein will contain a principal 4-story residential dwelling that will match the previously approved square footage of 110,000 SF. It will be located on land to the rear of the existing office building, on land that is largely vacant except for an existing parking area, and will utilize the existing signalized driveway access to Hawley Lane.

The Site contains wetlands on the southeastern end of the property. The proposed development has been carefully located to avoid any direct disturbance to the wetlands. No portion of the proposed residential building or community building will be located within 50 feet of the wetlands boundary. The overwhelming majority of the building footprint and proposed impervious parking area is situated more than 100 feet from the wetlands. The Applicant has obtained the necessary approvals from the Stratford Inland Wetlands Commission.

Proposed Development

The Applicant proposes to construct a four-story, U-shaped multi-family residential building containing 129 dwelling units with a total floor area of 110,000 square feet, consistent with the floor area established under the previously approved project for the Site. The building will be directly accessed via the existing signalized driveway on Hawley Lane. The building will have a finished floor elevation of 168.0 feet and a proposed maximum height of 59.5 feet, below the 60-foot maximum permitted in the OPD.

The 129 residential units will include a mix of studio, one-bedroom, and two-bedroom apartments each with their own kitchen and bathroom in conformance with Sec. 5.1.5 of the Regulations. Studio units range from 472 to 597 square feet and feature open kitchen and living areas. One-bedroom units range from 663 to 708 square feet and include a living room, kitchen, full bathroom, bedroom, and deck in most variations. Two-bedroom units range from 886 to 1,036 square feet, with larger variations including two full bathrooms. The ground floor of the east and west wings each include a staircase and elevator for access. The mail room and leasing office are located in the north wing of the building.

Located within the interior courtyard of the U-shaped building, the Application also includes a 2,550 square foot detached community building and a swimming pool. The community building contains a fitness center and a multi-purpose room along with a mechanical room and restrooms.

The Site will contain a total of 330 parking spaces in the area around the proposed development separate from the parking garage and the parking in front of the existing office building. New parking areas will surround three sides of the residential building providing ease of access. The parking layout is designed so that substantially all impervious surface is located more than 100 feet from the wetlands. A comprehensive stormwater management system, including subsurface stormwater storage chambers, is proposed to manage on-site stormwater in compliance with the Town's requirements and the CT Stormwater Quality Manual.

A new paved roadway connection to Armory Road will provide an additional point of ingress and egress for the Site providing a secondary emergency route. Proposed gravel paths will also provide pedestrian connections to the adjacent property, consistent with the Site's role in a broader walkable commercial and residential corridor.

Conformance with Standards

The proposed development fully conforms with the use and dimensional standards of the OPD as set forth in the Regulations. Sec. 3.4.3 and 4.2 permit multifamily dwellings via a Special Permit subject to Sec. 5.1 of the Regulations. The use is permitted in the OPD and the Site abuts the CF Zone. The proposed development complies with all the development standards under Sec. 5.1.4 of the Regulations. The Site will remain significantly under building and impervious coverage limits. The density standard would permit 423 units where only 129 units are proposed. The Application will meet all affordability, utility, parking and recreational space requirements.

Conformance with Special Permit Criteria

The Application satisfies the criteria for Special Permit approval set forth in Section 7.3.4.B of the Regulations. Each criterion is addressed below.

The proposed use is consistent with and expressly authorized by Sections 3.4.3, 4.2, and 5.1 of the Regulations as a permitted Special Permit use in the OPD. The Applicant is not seeking any variance from the dimensional standards, and the Application, as submitted, fully conforms with all OPD bulk and area requirements.

The proposed development will not have an adverse impact on the surrounding neighborhood. The residential use proposed is compatible with the OPD and the surrounding commercial and residential land uses in the Hawley Lane corridor. The U-shaped building and

associated community amenities are sited in the interior of the 33.998-acre parcel, well removed from any street frontage. A massive open space area, which will be protected by conservation easement, separates the development from residential areas. The proposed development is well below coverage and density limits and the proposed parking easily exceeds requirements under the Regulations.

The Site's significant open space area, including the approximately ten-acre wetlands at the southeastern portion of the parcel, will be entirely preserved. The proposed development occupies only a small fraction of the total Site area, with building coverage of 8.04% and impervious area of 19.8% — both far below the permitted maximums.

The Application will not create adverse traffic impacts. The Applicant has retained Mitchell Traffic Engineering LLC, which prepared a comprehensive Traffic Impact Report dated April 27, 2026. That report concludes that the proposed residential development will generate only 58 additional vehicle trips during the morning peak hour and 69 additional vehicle trips during the afternoon peak hour — approximately one additional vehicle per minute. The report confirms that these modest trip additions result in no change in Level of Service at any of the five surrounding intersections studied, with the sole exception of the site driveway itself, which transitions from LOS B to LOS C. This is a minimal change that does not affect the safety or efficiency of the surrounding roadway network. The Traffic Engineer concluded that the additional traffic “will be easily accommodated by the surrounding roadway network, which will see no appreciable change in Levels of Service, delay times or queuing.”

The Applicant has submitted a full photometric lighting plan consistent with the Regulations. Rather than adversely affecting the tax valuation of neighboring properties, the proposed development will likely improve the tax valuation as the residents of the residential building will be a great source of patrons for the abutting commercial properties.

Consistency with the Plan of Conservation and Development

The proposed development is consistent with and advances the goals of the Town's Plan of Conservation and Development (“POCD”). The POCD seeks to “promote balanced physical growth and development that fosters livable/inclusive communities, economic vitality, and healthy lifestyles while preserving the small-town charm and natural resources within the community.” The Application directly implements this goal by adding needed multi-family residential supply in a commercial corridor already served by existing infrastructure, while preserving the entirety of the Site's significant natural resources. It creates a livable and walkable community with actual connections to abutting commercial properties. It also protects the small-

town charm of Stratford by locating needed housing in a well-buffered location that does not intrude on single-family neighborhoods.

The POCD also highly values projects that “conserve, protect, and enhance open space and natural and recreational resources while managing responsible growth and development.” The Application exemplifies this balance. The ten-acre wetlands and its surrounding area will be protected by easement in perpetuity far beyond what the Regulations require. The proposed development footprint is modest in relation to the size of the Site. The fact the Site will remain so far below coverage limits exemplifies that statement. The design of the building, planting plan, and stormwater management system all reflect a thoughtful approach to responsible growth. The development will provide growth to the grand list while protecting resources.

For the foregoing reasons, the Applicant respectfully requests that the Commission approve this Special Permit Application to permit the construction of a 129-unit multi-family residential apartment building, 2,550 square foot community building, swimming pool, and associated site improvements at 99 Hawley Lane, Stratford, Connecticut. The Applicant has submitted the necessary erosion and sediment control plan to satisfy Section 6.5.2 of the Regulations and the Applicant respectfully requests approval of the Erosion and Sediment Control Plans.

Sincerely,

Christopher Russo