

AGENDA
(REVISED NOVEMBER 15, 2021)
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, NOVEMBER 16, 2021
6:30 P.M.

JOIN ZOOM MEETING
<https://us02web.zoom.us/j/86451091184>

Meeting ID: 864 5109 1184
Passcode: 301958

ONE TAP MOBILE
+13126266799,,86451091184#,,,,*301958# US (Chicago)
+19292056099,,86451091184#,,,,*301958# US (New York)

DIAL BY LOCATION
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)

Meeting ID: 864 5109 1184
Passcode: 301958

FIND YOUR LOCAL NUMBER: <https://us02web.zoom.us/j/86451091184>

Web & Phone Meeting Instructions

- If your computer/smartphone has mic and speaker then:
Type in, paste or click the following link: **<https://us02web.zoom.us/j/86451091184>**; **OR**
- If not, then **Call-in** using the **phone number & password** provided above.
- Sign-up for Planning Board meeting updates by emailing **lcapp@stamfordct.gov**.

Web Meeting Ground Rules:

- The meeting shall be recorded and the video shall be posted on the City of Stamford website **http://cityofstamford.granicus.com/ViewPublisher.php?view_id=8**
- The Planning Board shall moderate the audio for attendees.
- Attendees shall be on mute and will be unmuted when called to speak by the Planning Board members.
- Applicants will have 20 minutes to make their presentation.
- Any applicant wishing to submit written testimony can send it prior to the meeting to **lcapp@stamfordct.gov** or submit through a Chat message to the Planning Board Chair during the meeting.

PLANNING BOARD MEETING MINUTES:

November 9, 2021

REQUEST FOR AUTHORIZATION:

TRIENNIAL LIST: In accordance with Section §9-4 of the City Code of Ordinances, the Director of Administration has submitted a list of real property owned and leased by the City (the Triennial List) to the Planning Board, the Board of Finance and the Board of Representatives for review with the objective of recommending future use or disposal of unused properties.

SUBDIVISION:

SUBDIVISION #4044 - KATIE WAGNER, QUESITED CONSULTANTS representing CHRISTOPHER & KAREN HARRIS - 60 BLUEBERRY DRIVE (2 LOTS): The applicant is proposing to subdivide the property located at 60 Blueberry Drive and construct an additional single-family dwelling with related site improvements. The property has an area of 1.329 acres, located along the north side of Blueberry Drive, approximately 460 feet east of Skyview Drive in the R-20 residential zoning district.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #221-29 - SOUTH END PACIFIC, LLC (Contract Purchaser) - 648, 670, 686 & 690 PACIFIC STREET and 171 HENRY STREET - Site & Architectural Plans and/or Requested Uses and Special Permit:** The applicant is proposing a redevelopment that will include: (a) preserving and repurposing the historic firehouse with a mix of retail, commercial and/or residential uses; (b) preserving and maintaining the existing two-family home at 171 Henry Street; (c) preserving and maintaining the existing Tabernacle of Grace Church and (d) creating a new six-story residential building with retail, covered parking and 61 new apartments.
2. **ZB APPLICATION #221-30 - CITY OF STAMFORD-DEPARTMENT OF ECONOMIC DEVELOPMENT - Text Change:** Applicant is proposing to add Section 9.U - University and Research Overlay District (UROD). The purpose of the new district is to foster Stamford's position as a center of higher education and research. The Text Change lays down the criteria for future designation of the Zoning District, establish special development standards for university and research related uses and add associated definitions.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #034-21 - LEIGH DEMARCO, QUESITED CONSULTING, LLC representing VGC, LLC - 78 MAGEE AVENUE - Motor Vehicle:** Applicant owns a one-story building of approximately 3,500 sq. ft. presently used as an automobile repair shop and garage and is seeking certification of location approval to conduct business as an automobile repair shop.
2. **ZBA APPLICATION #035-21 - DAVID J. PASARD - 42 NICHOLS AVENUE - Variance of Table III, Appendix B:** Applicant owns a single-family dwelling and is proposing a second-story addition with an enlarged front porch and a rear deck, which does not require a variance. Applicant is requesting a front yard setback of 19 ft. 16 in. in lieu of the 40 ft. required from the front street line and a street centerline setback of 44 ft. 6 in. in lieu of the 65 ft. required.
3. **ZBA APPLICATION #036-21 - ANTHONY STRAZZA, STRAZZA CONSULTING representing PAUL MEMDEZ, PRESIDENT, 329 GLENBROOK ROAD, LLC - 329 GLENBROOK ROAD - Variance of Section 10 (Non-Conforming Uses):** Applicant owns a two-family dwelling with a two-car detached garage and is legal non-conforming. Applicant is proposing a two-story addition to the rear of the existing two-family dwelling of 116 sq. ft. per floor and to raise the existing roofline to meet the roofline of the addition. Applicant is requesting an allowance of a legal non-conforming use for a two-family structure.

4. **ZBA APPLICATION #037-21 - KATIE WAGNER, QUESITED CONSULTING, LLC representing GARY BLOOM - CAMP PLAYLAND - 800 PONUS RIDGE ROAD, NEW CANAAN, CT - Special Permit:** Applicant owns and operates a day camp, nursery school and residence with three swimming pools, an open air changing house and an open air cinder block building and is proposing an expansion of an in-ground pool.

5. **ZBA APPLICATION #038-21 - JOHN F. X. LEYDON, JR.; LAW OFFICE OF JOHN F. X. LEYDON, JR., LLC representing MOLLY ADAMS & ALEX MAUTONE - 84 FAIRVIEW AVENUE - Variance of Table III, Appendix B:** Applicant owns a single-family dwelling with a shed and is proposing to construct an addition for extra living space, which will include a bathroom. Applicant is requesting a side yard setback of 8.4 ft. in lieu of the 20 ft. required and a total side yard setback of 15.6 ft. in lieu of the 35 ft. required.

6. **ZBA APPLICATION #039-21 - JOHN F. X. LEYDON, JR.; LAW OFFICE OF JOHN F. X. LEYDON, JR., LLC representing RAHWA SENAY & SENAI AHDEROM - 39 RALSEY ROAD SOUTH - Variance of Table III, Appendix B and Section 3.B (Accessory Structures):** Applicant owns a single-family dwelling and is proposing an addition to the existing structure and raising the generator to comply with flood regulations. Applicant is requesting the following:

Table III, Appendix B:

- Side setback of 8.1 ft. on the north side in lieu of the 10 ft. required.
- Combined side yard setback of 11.1 ft. in lieu of the 20 ft. required.
- Side yard setback of 4.4 ft. on the south side in lieu of the 10 ft. required.
- Combined side yard setback of 12.5 ft. in lieu of the 20 ft. required.

Section 3.B (Accessory Structures):

- Allowance for the generator to remain 2.6 ft. from the north side property line in lieu of the 5 ft. required.
- Allowance for the generator to be raised 3.3 ft. to comply with flood regulations.

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

- November 30, 2021 - Regular Meeting & Public Hearing - Master Plan #441 - Signal Road
- December 7, 2021 - Capital Budget Review
- December 14, 2021 - Regular Meeting (IF NEEDED)