

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, JANUARY 25, 2022
6:30 p.m.

JOIN ZOOM MEETING
<https://us02web.zoom.us/j/87598702303>

Meeting ID: 875 9870 2303
Passcode: 048927

ONE TAP MOBILE
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+13017158592,,87598702303#,,,,*048927# US (Washington DC)

DIAL BY LOCATION
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+1 301 715 8592 US (Washington DC)
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FIND YOUR LOCAL NUMBER: <https://us02web.zoom.us/u/keHIKEDmWv>

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/87598702303>; **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:

December 14, 2021 - Regular Meeting
January 11, 2022 - Public Hearing Capital Budget

CAPITAL BUDGET:

In accordance with Section C-611.3 of the Stamford Charter, the Stamford Planning Board will have final deliberations and vote on the recommended Capital Budget for 2022-2023 and Capital Plan for 2023-2029.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #221-32 - STAMFORD WASHINGTON OFFICE, LLC & WORLD WRESTLING ENTERTAINMENT, INC. - 677 & 707 WASHINGTON BOULEVARD - Special Permit:** Applicant is requesting permission pursuant to Section 13.H.9 of the Zoning Regulations to transfer unused signage rights from the Federal Street (North) façade of the property to the Atlantic Street (East) façade of the property.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #001-22 - PETER MEDOIT representing GERALDINE SIMPLICE - 63 HICKORY WAY - Variance of Table III, Appendix B:** Applicant owns a single-family dwelling with a wood deck, brick patio and a shed and is proposing to add a garage and second floor. Applicant is requesting: (a) side yard setback of 6.9 ft. in lieu of the 10 ft. minimum required and (b) a total yard setback of 16.9 ft. in lieu of the 20 ft. required.

2. **ZBA APPLICATION #002-22 - JASON KLEIN, CARMODY TORRANCE SANDAK HENNESSEY, LP representing DOMINICK ROSA, JR. (ROSA'S MINIMART, LLC) - 0 HOPE STREET a.k.a. 351 HOPE STREET - Variances, Special Permit & Motor Vehicle:** Applicant owns an existing gas station with a ±1,401 sq. ft. building consisting of office space and repair bays previously utilized for automobile repair activities. Current parking is along the easterly side of the property and both sides of the building. The applicant is proposing the following:

- Converting the existing building into a convenience store.
- Replacing the two (2) existing gas pump islands with three (3) new gas pump islands.
- Installation of canopies over the new gas pump islands.
- Striping eight (8) parking spaces to bring the property into conformance with current parking regulations.
- Proposed landscaping.

The applicant is seeking the following variances:

- **Section 3.B (Accessory Structures):** To permit canopies that are 17 ft. 9 in. tall in lieu of 15 ft. allowed.
- **Table 12.5:** To permit the striping of two (2) parking spaces, including one (1) handicapped accessible parking space) 0 ft. from the existing building in lieu of 5 ft. required. (NOTE: Vehicles currently park 0 ft. away from the existing building.)
- **Section 11.C.5:** [a] To permit an existing curb cut on Church Street to be relocated 8 ft. from the intersection of Hope & Church Street in lieu of the 10 ft. required. (NOTE: Existing curb cut is currently 4 ft. away from the Hope & Church Street intersection); and [b] To permit an existing 20 ft. wide curb cut on Hope Street to remain in lieu of the 25 ft. required.

Special Permit: The applicant proposes that converting the existing building into a convenience store will be more compatible with the neighborhood than the automobile repair use that previously occupied a portion of the existing building. Modifications include striping eight (8) parking spaces to bring the property into compliance with current regulations and new underground tanks placed further away from the adjacent residential property and the three (3) new gas pump islands.

3. **ZBA APPLICATION #003-22 - NICHOLAS W. VITTI, JR., MURTHA CULLINA, LLP representing DR. HERBERT F. GRETZ III & DR. JULIANNE M. DUNNE - 45 SAGAMORE ROAD - Variance of Section 3.B (Accessory Structures):** Applicant owns a single-family dwelling and is proposing the addition of a new pool and patio deck, which would technically be placed in the front yard on Ralsey Road South and South Sagamore Lane due to the property's unusual frontage on three separate roads. Applicant is seeking a variance of Section 3.B (Accessory Structures) to allow for the pool and patio to be located in the front yard along Ralsey Road South and South Sagamore Lane.

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

- February 8, 2022
- February 22, 2022