

**AGENDA  
STAMFORD PLANNING BOARD  
REGULAR MEETING & PUBLIC HEARING  
VIA THE INTERNET & CONFERENCE CALL  
TUESDAY, MAY 24, 2022**

**Regular Meeting - 6:30 p.m. / Public Hearing - 7:00 P.M.**

**JOIN ZOOM MEETING**

<https://us02web.zoom.us/j/89377940830>

**Meeting ID: 893 7794 0830**

**Passcode: 295483**

**ONE TAP MOBILE**

+19292056099,,89377940830#,,,,\*295483# US (New York)  
+13017158592,,89377940830#,,,,\*295483# US (Washington DC)

**DIAL BY LOCATION**

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

**Meeting ID: 893 7794 0830**

**Passcode: 295483**

**FIND YOUR LOCAL NUMBER: <https://us02web.zoom.us/j/89377940830>**

**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/89377940830>; **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](mailto: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](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](mailto:lcapp@stamfordct.gov) or submit through a Chat message to the Planning Board Chair during the meeting.*

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**PLANNING BOARD MEETING MINUTES:**

May 10, 2022

**ZONING BOARD OF APPEALS REFERRALS:**

- 1. ZBA APPLICATION #015-22 - JASON MILLER & JOANNA LOVE - 221 TRINITY PASS - Special Permit - Section 3:** Applicant owns a single-family dwelling and is proposing to add a new garage which will be one-story with a height of 15.3 ft. and with side and rear lot line setbacks of 65.7 ft., 113.5 ft. and 176.7 ft. Applicant is seeking a Special Permit of Section 3, Definition 3.B - Accessory Structure.
- 2. ZBA APPLICATION #016-22 - MARIO P. MUSILLI, ESQ. representing 2010 POST, LLC - 2010 WEST MAIN STREET - Variance of Section 13.D.7:** Applicant is the owner of Riko’s Restaurant which occupies a one-story block masonry building on a 20,965 sq. ft. parcel with parking spaces located in both the front and rear of the parcel. Applicant is seeking allowance for two (2) signs totaling 48 sq. ft. of roof signage in the M-L Zoning District.

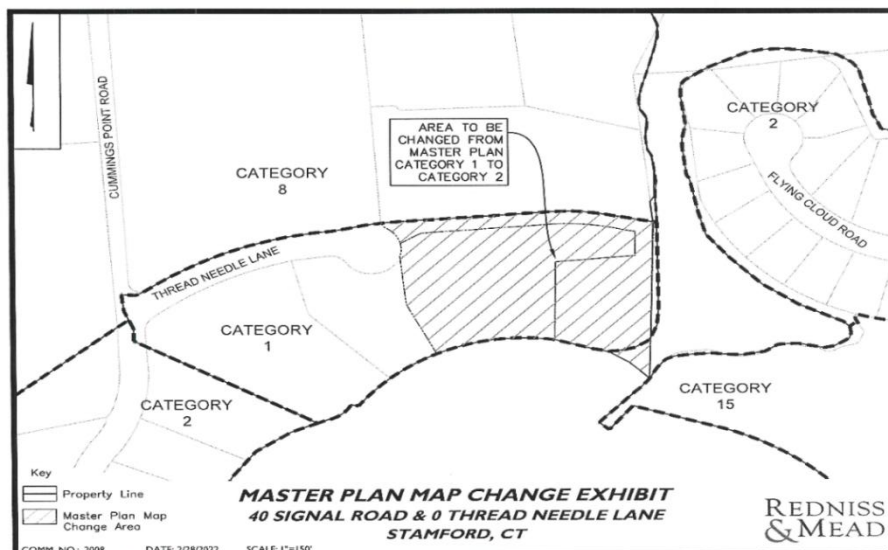
**PUBLIC HEARING BEGINS AT 7:00 P.M.**

**PUBLIC HEARING:**

**INSTRUCTIONS FOR THE PUBLIC TO SPEAK ON MASTER PLAN APPLICATION #MP-443:**

- *Speakers from the public will have 5 minutes each to speak.*
- *Any public speaker wishing to submit written testimony prior to the meeting can send it to Vineeta Mathur, Principal Planner at [vmathur@stamfordct.gov](mailto:vmathur@stamfordct.gov) or to Theresa Dell, Planning Board Chair at [tdell@stamfordct.gov](mailto:tdell@stamfordct.gov) or submit the request through a Chat message to the Planning Board Chair during the meeting.*
- *During the meeting, please do not send Chat messages to “Everyone” because it is distracting for all attendees.*
- *All public speakers wishing to speak at the Public Hearing shall send a Chat message to the Moderator/Planning Board Chair with their name and address to sign-up to speak.*
- *All public speakers shall announce their name and address clearly for the record prior to speaking.*

- 1. MASTER PLAN AMENDMENT #MP-443 - SOUND BEACH LANDING, LLC - 40 SIGNAL ROAD:** Applicant is seeking to amend the City of Stamford Master Plan 2015-2025 by changing the Master Plan designation of 40 Signal Road (Tax Assessor No. 002-8017) and 0 Threadneedle Lane (Tax Assessor No. 003-1160) from Master Plan Category #1 (Residential - Very Low Density Single-Family) to Master Plan Category #2 (Residential - Low Density Single Family) as indicated on the map below.



*The following two (2) Zoning Board Referrals will only be heard if Master Plan Application #MP-443 is approved at this meeting.*

**ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #222-16 - SOUND BEACH LANDING, LLC - 40 SIGNAL ROAD - Text Change:** Applicant is proposing to amend Section 10 of the Stamford Zoning Regulations to establish standards for converting non-conforming commercial properties to residential use in the R-20 Zone.
2. **ZB APPLICATION #222-17 - SOUND BEACH LANDING, LLC - 40 SIGNAL ROAD & 0 THREAD NEEDLE LANE - Map Change:** Applicant is proposing to rezone 40 Signal Road and 0 Thread Needle Lane from the present RA-1 Zoning District to the proposed R-20 Zoning District.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

- June 14, 2022
- June 28, 2022
- ***NO MEETINGS IN JULY - PLANNING BOARD ON HIATUS***