

**AGENDA**  
*(REVISED MARCH 31, 2020)*  
**STAMFORD PLANNING BOARD**  
**REGULAR MEETING**  
**VIA THE INTERNET & CONFERENCE CALL**  
**TUESDAY, MARCH 31, 2020**  
*7:00 p.m.*

Join via the internet at <https://zoom.us/j/226113846> - Meeting Password: 023658

Meeting ID#: 226 113 846

**CALL IN NUMBERS:**

Dial by your location

(929) 205-6099 US [New York]

(253) 215-8782 US

(301) 715-8592 US

Meeting ID#: 226 113 846

Find your local number: <https://zoom.us/u/asjncevLi>

**Web & Phone Meeting Instructions**

- If your computer/smartphone has mic and speaker then:  
Type in, paste or click the following link: <https://zoom.us/j/226113846>; **OR**  
Join instantly using <https://www.zoom.us/join> and type in **Meeting ID: 226 113 846** then  
**Meeting Password: 023658; OR**  
Download the app <https://zoom.us/support/download> for advance set up.
- If not, then **Call in** using the **phone numbers, Meeting ID & Password** provided above.
- Watch the tutorial for **Zoom** here:  
<https://support.zoom.us/hc/en-us/articles/206618765-Zoom-Video-Tutorials?flashdigest=26e124e3ae1722dc482581eaa1fe37612dd0be17>
- 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:**

March 3, 2020 (Regular Meeting) & March 12, 2020 (Special Meeting)

**ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #220-06 - MANNY KATSETOS - 1385 WASHINGTON BOULEVARD - Map Change:** Applicant is requesting to have 1385 Washington Boulevard moved from the C-N (Commercial Neighborhood) Zoning District to the C-G (Commercial General) Zoning District for possible future development.
2. **ZB APPLICATION #220-08 - MICHAEL GOLDSTEIN - 780 SUMMER STREET - Map Change:** Applicant is proposing a Zoning Map change from C-L (Commercial Limited Business) & RM-F (Multiple Family Residence Design) Zoning Districts to MX-D (Mixed-Use Design) Zoning District to convert a commercial building into residential to create 73 units, parking and resident amenities.
3. **ZB APPLICATION #220-09 - MICHAEL GOLDSTEIN - 780 SUMMER STREET - General Development Plan:** Applicant is requesting approval of a General Development Plan to convert an existing four (4) story commercial building into a residential building and add two (2) additional floors (5th and 6th floors) to create a total of 73 residential units under the MX-D Infill Regulations. The building will also include parking and residential amenities including a gym, lounge area and a roof deck.
4. **ZB APPLICATION #220-11 - HRC 201 II, LLC - 201 HIGH RIDGE ROAD - Text Change:** Applicant is proposing to amend the first sentence of Article III, Section 9BBB-4 of the Stamford Zoning Regulations to allow “School, Non-Public” as a Special Exception use in the C-D Designed Commercial District.
5. **ZB APPLICATION #220-12 - HRC 201 II, LLC and GREENWICH EDUCATION GROUP, LLC - 201 HIGH RIDGE ROAD - Site & Architectural Plans and/or Requested Uses and Special Exception:** Applicant has leased 66,758 sq. ft. of the 79,850 sq. ft. of floor area along with 229 parking spaces to “Greenwich Education Group, LLC” to be used as a private school. The remaining 13,092 sq. ft. of floor area, the below-grade parking adjacent to that area, as well as the basement level in the structural garage would be reserved by HRC for use as general offices or storage.

*As of this date, March 31, 2020, it was decided to reschedule ZB Application #220-13 to a future meeting to allow further due diligence and have Ralph Blessing, Land Use Bureau Chief, make a presentation and answer questions.*

**ZB APPLICATION #220-13 - CITY OF STAMFORD - ZONING BOARD - 888 WASHINGTON BOULEVARD - Omnibus Text Change:** Applicant is proposing, as part of the Omnibus Text Change, the following changes to the Zoning Regulations of the City of Stamford:

- Amend Section 7.4 [Below Market Rate (BMR) Program] to modify definitions related to Affordable Housing - Section 3.
- Make changes to the BMR program to clarify requirements, premiums and update the fee-in-lieu formula, among other changes.
- Addition of a definition for Downtown Retail Streets.
- Updates to Sections 4.AA, 7.S, 9 and 10.
- Update footnotes to Appendix B.

6. **ZB APPLICATION #220-14 - CITY OF STAMFORD - ZONING BOARD - 888 WASHINGTON BOULEVARD - Omnibus Text Change:** Applicant is proposing, as part of the Omnibus Text Change, the following changes to the Zoning Regulation of the City of Stamford.:
  - Amend Section 15.
  - Move Section 7.T (Coastal Area Management Regulations) to 15.A.
  - Move Section 7.1 (Flood Prone Area Regulations) to Section 15.B.
  - Amend and renumber Section 15.B (Soil Erosion & Sediment Control) to Section 15c.
  - Add a new Section 15.D (Stormwater Management).
  - Amend and renumber Section 15.A (Excavations) to 15.E.
  - Add a new Section 15.F (Stamford Sustainability Scorecard).
7. **ZB APPLICATION #220-15 - DAVETTE STEPHENS - 1425 BEDFORD STREET - Special Exception:** Applicant is requesting a Special Exception to operate a child day care facility for 32 children at 1425 Bedford Street. The property is in the R-H Zoning District.

**ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #013-20 - ANTHONY STRAZZA, of STRAZZA CONSULTING representing MARIO CARDILLO - 10 KLONDIKE AVENUE - Variance of Table III, Appendix B & Section 6 (Accessory Buildings):** Applicant owns a single-family dwelling with a shed and is proposing to construct a second (2nd) story addition over the existing garage footprint adding a full bathroom and walk-in closet. Applicant is requesting the following variances of *Table III, Appendix B*: (a) a streetline setback of 27.2 ft. in lieu of the 40 ft. required and (b) a center of street setback of 52.2 ft. in lieu of the 65 ft. required. Applicant is requesting the following variance of *Section 6 (Accessory Buildings)*: (a) to relocate the existing non-conforming shed to a new location in the front yard; (b) to allow the shed to be 27.2 ft. from the street lot line in lieu of the 40 ft. required; and (c) to allow the shed to be 52.2 ft. from the street centerline in lieu of the 65 ft. required. As this is a corner lot, there is no other area to relocate the shed.
2. **ZBA APPLICATION #014-20 - RUSSELL DAVIS - 965 SHIPPAN AVENUE - Variance of Table III, Appendix B:** Applicant owns two (2) single-family residences and is proposing to install two (2) air conditioning condensers and one (1) Bilco door. Applicant is requesting: [a] two (2) air conditioning condensers to be located 3.4 ft. and 4.8 ft. from the side yard setback in lieu of the 6 ft. required; and [b] the Bilco door to remain at 1.8 ft. from the side yard in lieu of the 6 ft. required.
3. **ZBA APPLICATION #015-20 - JOSEPH T. COPPELLA, ESQ. representing FRANK & CONCETTA DeSANTIS - 130 LENOX AVENUE, UNIT #14 - Motor Vehicle:** Applicant is the owner of the property located at 130 Lenox Avenue, Unit #14 and will be extending a long term lease to Brian R. Oxe, Principal of OXER Truck Service, LLC. Mr. Oxe is proposing to operate a motor vehicle repair shop with hours Monday through Saturday from 8:00 a.m. to 6:00 p.m. There are two (2) outside parking spaces. There will be no more than four (4) vehicles being serviced within the building. All vehicles being serviced will be parked within the unit overnight.
4. **ZBA APPLICATION #016-20 - ANTHONY STRAZZA, of STRAZZA CONSULTING representing ROBERT & LAUREN BOUCHER - 115 FAIRWAY DRIVE - Variance of Section 7-O (Area & Supplemental Regulations) and Paragraph O (Access way):** Applicant owns a single-family dwelling with attached wood deck and is proposing to construct a two (2) story addition consisting of a two (2) car garage and second (2nd) story storage area. Applicant is requesting an allowance for the new attached two (2) story structure to be located 15.3 ft. from the side lot line in lieu of the 25 ft. required.

5. **ZBA APPLICATION #017-20 - JOHN ANTHONY FULTON - 316 HAVILAND ROAD - Variance of Section 7-O (Area & Supplemental Regulations):** Applicant owns a single-family dwelling and is proposing to install a 14 ft. x 20 ft. in ground pool in the side yard access way lot. Applicant is requesting an allowance for an accessory structure, located in an RA-1 Zone, to be in an access way lot 4.8 ft. from the side lot line in lieu of the 25 ft. required.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

April 7, 2020 - **CANCELLED**

April 14, 2020 - Via Internet and/or Conference Call

April 28, 2020 - To be determined