

**AGENDA  
STAMFORD PLANNING BOARD  
REGULAR MEETING & PUBLIC HEARING  
VIA THE INTERNET & CONFERENCE CALL  
TUESDAY, SEPTEMBER 29, 2020**

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

**JOIN ZOOM MEETING**

<https://us02web.zoom.us/j/86082302695>

*Meeting ID: 860 8230 2695*

*Passcode: 920614*

**ONE TAP MOBILE**

+19292056099,,86082302695#,,,,,0#,,920614# US (New York)  
+13017158592,,86082302695#,,,,,0#,,920614# US (Germantown)

**DIAL BY LOCATION**

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

*Meeting ID: 860 8230 2695*

*Passcode: 920614*

Find your local number: <https://us02web.zoom.us/j/kcXzCnWBra>

**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/86082302695>; **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.

---

**PLANNING BOARD MEETING MINUTES:**

September 8, 2020

**REQUEST FOR AUTHORIZATION:**

1. **CITY-OWNED PROPERTIES:** 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.
2. **PROPOSED SALE - URBAN REDEVELOPMENT COMMISSION (URC) - 66 WEST PARK PLACE:** The Board of URC is proposing to sell 66 West Park Place, Stamford, CT (known as Park Square West III) pursuant to Sec. 9-6, Special Sales, which authorizes the sale of City-owned property “subject to such terms and conditions as the Mayor may deem to be in the best interests of the City”. Sec. 9-6 requires that each sale be approved by the Planning Board, Board of Finance and Board of Representatives. The buyer is going to seek approval for a higher and better use of the property to maximize its value. The proposed building will provide up to 7,000-10,000 sq. ft. of retail commercial on the ground and first floor that will act as an innovation hub for the residents of Stamford along with some other retail use to be determined. The upper floors will be residential apartments focusing on co-living. The increased purchase price is based upon 70 residential units over 7-8 stories. The buyer is proposing no on-site parking and tenants will rent spaces directly from The City of Stamford from the adjacent City garage on an “as needed/required” monthly basis. The capacity of the existing garage to accommodate this request will be determined during the parking/traffic study that will take place during the approval stage.

**ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA #039-20 - CITY OF STAMFORD-TRAFFIC ENGINEERING - 256 WASHINGTON BOULEVARD (Units 1 - 18) - Variance of Table III, Appendix B:** Applicant wishes to acquire approximately 938 sq. ft. of property frontage from 256 Washington Boulevard to accommodate the proposed City Roadway Widening of Washington Boulevard, specifically for the provision of an improved roadway cross-section. Applicant is requesting a front yard setback of 6.5 ft. in lieu of the 15 ft. required.

**REQUEST FOR AUTHORIZATION**

**SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:**

1. **REPLACEMENT OF PLANT WATER & RAS PUMPS - WATER POLLUTION CONTROL AUTHORITY - PROJECT #CP0124 - TOTAL AMOUNT OF \$5,460,000.00:** Funds will be used to replace pumps, electrical switchgear, piping and valves in the WPCF Operations Building associated with the plant water, return sludge and waste sludge pumping systems.
2. **WPCA MAJOR REPLACEMENT - WATER POLLUTION CONTROL AUTHORITY - PROJECT #CP6904 - TOTAL AMOUNT OF \$825,000.00:** Funds will be utilized for miscellaneous equipment replacements, paint final clarifier and replace final Clarifier No. 3.
3. **SANITARY SEWER REHABILITATION - WATER POLLUTION CONTROL AUTHORITY - PROJECT #CP4242 - TOTAL AMOUNT OF \$600,000.00:** Funds will be used to repair/replace sanitary sewers, manhole frames and covers, and rehabilitate sewers determined to have excessive infiltration and inflow.
4. **UPGRADE OF ULTRA-VIOLET DISINFECTION SYSTEM - WATER POLLUTION CONTROL AUTHORITY - PROJECT #C71201 - TOTAL AMOUNT OF \$300,000.00:** Funds will be utilized to complete construction of new UV Disinfection System.

**[PUBLIC HEARING TO START AT 7:00 P.M.](#)**

**PUBLIC HEARING:**

**MASTER PLAN AMENDMENT #MP-438 - 226-228 WEST MAIN STREET, LLC; POST ROAD III, LLC; POST ROAD IV, LLC; 188 WEST MAIN STREET, LLC; NANCY J. STEINEGGER & THE ESTATE OF JOHN F. STEINEGGER represented by JASON KLEIN, CARMODY TORRANCE SANDAK HENNESSEY, LLP - 188, 194, 226, 230 & 236 WEST MAIN STREET and 40 & 54 ROSE PARK AVENUE:** Applicant is requesting to change the ±8,382 sq. ft. parcel consisting of 40 Rose Park Avenue and a portion of 194 West Main Street currently located in Master Plan Category #4 (Residential - Medium Density Multifamily) to Master Plan Category #6 (Commercial - Neighborhood Business).

**COMPANION ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #220-35 - 226-228 WEST MAIN STREET, LLC; POST ROAD III, LLC; POST ROAD IV, LLC; 188 WEST MAIN STREET, LLC; NANCY J. STEINEGGER & THE ESTATE OF JOHN F. STEINEGGER represented by CARMODY TORRANCE SANDAK HENNESSEY, LLP - 188, 194, 226, 230 & 236 WEST MAIN STREET and 40 & 54 ROSE PARK AVENUE - Text Change (Continued from August 25, 2020):** Applicant is proposing to amend Article III, Section 4.B.7.c (12) *Arterial Streets* to include West Main Street in the list of *Arterial Streets*.
2. **ZB APPLICATION #220-36 - 226-228 WEST MAIN STREET, LLC; POST ROAD III, LLC; POST ROAD IV, LLC; 188 WEST MAIN STREET, LLC; NANCY J. STEINEGGER & THE ESTATE OF JOHN F. STEINEGGER represented by CARMODY TORRANCE SANDAK HENNESSEY, LLP - 188, 194, 226, 230 & 236 WEST MAIN STREET and 40 & 54 ROSE PARK AVENUE - Map Change (Continued from August 25, 2020):** Applicant is proposing to rezone properties which are bound by Ann Street to the west, West Main Street to the north and Rose Park Avenue to the east from the present zoning districts C-B & R-MF to the Village Commercial V-C zoning district.

***MASTER PLAN AMENDMENT #MP-437 AND THE TWO COMPANION ZONING BOARD APPLICATIONS WILL NOT BE HEARD AS THEY WERE WITHDRAWN BY THE APPLICANT ON SEPTEMBER 22, 2020***

***(Withdrawal Letter Posted on Planning Board Website)***

**MASTER PLAN AMENDMENT #MP-437 - ARTIS SENIOR LIVING (Contract Purchaser) & ROOSTER, LLC (Owner) represented by RICHARD REDNISS, REDNISS & MEAD - Map Change (Continued from August 25, 2020):** Applicant is requesting to change portions of 1100 High Ridge Road and 209 Dunn Avenue from MP Category #2 (Residential - Low Density Single Family) to MP Category #7 (Commercial - Arterial).

**COMPANION ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #220-33 - ARTIS SENIOR LIVING (Contract Purchaser) & ROOSTER, LLC (Owner) - 1100 HIGH RIDGE ROAD & 209 DUNN AVENUE - Text Change (Continued from August 25, 2020):** Applicant is proposing to amend Section 5E (Use Regulations) by adding language to the definition of “Assisted Living Facility” and to amend Appendix A, Table 1, Use #4.15 - Assisted Living Facility by marking a “B” under the C-N Zoning designation to indicate use is permitted by a Zoning Board Special Permit.
2. **ZB APPLICATION #220-34 - ARTIS SENIOR LIVING (Contract Purchaser) & ROOSTER, LLC (Owner) - 1100 HIGH RIDGE ROAD & 209 DUNN AVENUE - Map Change (Continued from August 25, 2020):** Applicant is requesting a rezoning of 209 Dunn Avenue and a portion of 1100 High Ridge Road from present Zoning District R-10 to proposed Zoning District C-N.

**ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #220-37 - WESTCOTT APARTMENTS DE 1, LLC ET AL & WESTCOTT APARTMENTS DE 2, LLC - 1430 WASHINGTON BOULEVARD - Special Permit:** Applicant is requesting approval to convey approximately 12,000 sq. ft. of existing ground floor office space into nineteen (19) additional residential units including four (4) Below Market Rate units.
2. **ZB APPLICATION #220-38 - CITY OF STAMFORD ZONING BOARD (LAND USE BUREAU) - OMNIBUS TEXT CHANGE - Section 7.3:** The applicant is proposing, as part of the Omnibus Text Change, an overhaul of Section 7.3 currently named “Special Exception for Historic Buildings.” The new Section 7.3 “Historic Preservation” will be accompanied by several new defined terms related to historic preservation. This application was originally filed under ZB Application #219-28. During the referral period, numerous comments were received from agencies, boards, commissions and the public that necessitated a thorough revision of this original application. While the scope and intent of the original filing has only minimally changed, many of the tools to be employed to achieve those goals were significantly modified. Therefore, it seemed prudent to reset the process and file a new application.

**ZONING BOARD OF APPEALS REFERRALS (Con’t):**

2. **ZBA #035-20 - COURTENEY KUCZO & JEFFREY RONAGH - 54 DUNN AVENUE - Variance of Table III, Appendix B:** Applicant owns two (2) lots side-by-side with a single-family dwelling on one and the other being vacant. Applicant is seeking allowance for the properties to be used as separate single-family lots and requesting the following: (a) minimum size of plot area to allow each lot to consist of 7,594 sq. ft. in lieu of the 10,000 sq. ft. required and (b) minimum size of plot frontage to allow each lot 50 ft. frontage in lieu of the 75 ft. required.
3. **ZBA #036-20 - CHRIS RUSSO, ESQ., RUSSO & RIZIO, LLC representing McDONALD’S REAL ESTATE COMPANY - 1103 EAST MAIN STREET - Variance of Section 13-F:** Applicant operates a McDonald’s restaurant with a drive-through facility in an existing two-story masonry building. The existing building will remain and be renovated with associated improvements, including updated signage. Applicant is requesting allowance for an additional ground sign of approximately ten (10) sq. ft. on the site for a pre-browse menu to assist in the operation of the drive-through facility. A modification of a previous Zoning approval, which was conditioned as being approved per plans, to modify the Site Plan to erect a Welcome Point Gateway and Springboard Canopy along the drive-through lane.
4. **ZBA #037-20 - IRMINA OZIEMBALA - 31 PALMER AVENUE - Variance of Section 6-A:** Applicant owns a single-family dwelling with a detached garage. Applicant would like to replace the existing 9 ft. x 19 ft. existing detached garage with a 10 ft. x 20 ft. prefab garage and is requesting a side yard setback of 1.3 ft. in lieu of the 5 ft. required.
5. **ZBA #038-20 - TRACI SKIADAS representing A&F HIGH RIDGE, LLC - 111 HIGH RIDGE ROAD - Variance of Section 5 (Use Regulations):** Applicant owns an existing building containing eight (8) storefronts and offices. Applicant is requesting permission to add a new package store to be located 1,337 ft. from an existing package store in lieu of the 1,500 ft. of separation required.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

October 6, 2020 - Capital Budget (*MEETING STARTS AT 6:00 P.M.*)

October 13, 2020 - Capital Budget (*MEETING STARTS AT 6:00 P.M.*)