

**AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, NOVEMBER 10, 2020**

*** * * 6:00 P.M. * * ***

JOIN ZOOM MEETING
<https://us02web.zoom.us/j/85194864398>

Meeting ID: 851 9486 4398
Passcode: 113800

ONE TAP MOBILE
+13126266799,,85194864398# US (Chicago)
+16465588656,,85194864398# US (New York)

DIAL BY LOCATION
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+1 646 558 8656 US (New York)
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Find your local number: <https://us02web.zoom.us/u/kvPY5GtZt>

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/85194864398>; **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:

October 20, 2020

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

PUBLIC SAFETY EQUIPMENT REPLACEMENT & UPGRADE - PROJECT #CP7149 - TOTAL AMOUNT OF \$1,800,000.00: Purchase of Public Safety Radios. Quantity of 200 APX8000 All Band Portable Model 2.5, for the Fire Department. Quantity of 270 APX4000 700/800 Model 2.5 Portable, for the Police Department.

CAPITAL BUDGET PRESENTATIONS:

1. Board of Education: Cindy Grafstein, Special Assistant to the Mayor
2. Board of Education - Short Term Financing: Cindy Grafstein

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #220-41 - RICHARD REDNISS, REDNISS & MEAD, representing MICHAEL & CAROL FEDELE - Text Change:** Applicant is proposing to amend Section 5-E (Use Regulations) to modify the definition of Family Estate.
2. **ZB APPLICATION #220-43 - LISA FEINBERG, CARMODY TORRANCE SANDAK HENNESSEY, LLP representing STAMFORD WASHINGTON INVESTORS, LLC; STAMFORD WASHINGTON OFFICE, LLC & STAMFORD WASHINGTON LAND, LLC - 677 & 707 WASHINGTON BOULEVARD - Site & Architectural Plans and/or Requested Uses; Special Permit & Coastal Site Plan Review:** Applicant is proposing to redevelop the northern ±1.92 acres of the Property referred to as the “Visitor’s Lot” by removing the existing surface parking lot and constructing a 34-story mixed-use building containing 406 residential units, 36,880 sq. ft. of ground-floor retail space and 537 parking spaces with associated tenant amenity space and other related improvements. The existing office building and Redman’s Hall will remain unchanged.
3. **ZB APPLICATION #220-39 - MARIO P. MUSILLI, ESQ. representing ARTEL PROPERTIES, LLC (Owner/Applicant) - 41-45 STILLWATER AVENUE - Map Change:** Applicant is requesting the rezoning of 41-45 Stillwater Avenue from R-MF Zoning District to the Village Commercial (V-C) Zoning District.
4. **ZB APPLICATION #220-40 - MARIO P. MUSILLI, ESQ. representing ARTEL PROPERTIES, LLC (Owner/Applicant) - 41-45 STILLWATER AVENUE - Site & Architectural Plans and/or Requested Uses, Special Permit and Coastal Site Plan Review:** Applicant is proposing to demolish the two (2) existing structures and construct a 39-unit residential building with approximately 1,980 sq. ft. commercial space on the ground floor and 41 on-site parking spaces.
5. **ZB APPLICATION #220-42 - TRACI SKIADAS - 111 HIGH RIDGE ROAD - Text Change:** Applicant is proposing to amend Article III, Section 5 (Use Regulations) to change the minimum distance requirement between package stores from 1,500 ft. to 1,250 ft. outside Master Plan Categories 9 & 11.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #041-20 - RAYMOND MAZZEO, REDNISS & MEAD, representing MARIKAP PROPERTIES, LLC - 179 LUDLOW STREET - Variances:** Applicant owns the property improved with a warehouse, surface parking and vehicle storage. Applicant is proposing a one-story addition to the warehouse of approximately 4,900 sq. ft. and is requesting the following variances:
 - Section 10-A & Appendix A, Table II: To permit the expansion of an existing nonconforming warehouse use (#186).
 - Section 9-N-6-e & Appendix B, Table III: Building coverage of 44.4% in lieu of 35% permitted.
 - Section 9-N-6-g & Appendix B, Table III: Front yard setback of 11.2 ft. in lieu of the 15 ft. required.
 - Appendix B, Table III: Street center setback of 25.9 ft. in lieu of the 40 ft. required.

2. **ZBA APPLICATION #043-20 - RAYMOND MAZZEO, REDNISS & MEAD, representing CULLMAN LAND COMPANY, LLC - 107 HICKORY ROAD - Variance of Section 3.B (Defined Terms) Accessory Structure:** Applicant owns a single-family dwelling with legally nonconforming access structures (two barns and an in-ground pool). The home and barns date back to the 1850s. One of the barns exceeds the permitted height for an accessory structure and the applicant is proposing to relocate and renovate the historic barn to save it from collapsing and extend its useful life for another 100 years. As a result of the renovation, reinforced structure and insulation the existing structure will grow slightly in height and width. The applicant is requesting allowance of the relocation and renovation to be 28 ft. in height in lieu of the 15 ft. permitted, as measured from the average grade to the peak of the roof.
3. **ZBA APPLICATION #040-20 - ROMAN BANKA - 75 WILD DUCK ROAD - Variance of Section 6 (Accessory Buildings):** Applicant owns a two-story, single-family dwelling and is seeking to install a generator. Applicant is requesting an allowance for the generator to be located in the front yard of this corner lot in an RA-1 residential zone. Generator will be approximately 40 ft. from the street lot line and 5 ft. from the dwelling.
4. **ZBA APPLICATION #042-20 - SERI BUETI, BUETI CONSTRUCTION, representing DACE ASHCRAFT - 54 KENILWORTH DRIVE WEST - Variance of Table III, Appendix B:** Applicant owns an existing one-story, single-family dwelling under construction with an existing shed which is to be removed. Applicant is proposing: *(a)* to add a rear and front dormer of approximately 220 sq. ft. both located in unfinished attic space and *(b)* to add a balcony of approximately 48 sq. ft. placed within the attic footprint of the existing building under construction. Applicant is requesting: *(a)* a street line setback of 29 ft. for the top floor ½-story addition in lieu of the 40 ft. minimum; *(b)* a street center setback of 54 ft. for the top floor ½-story addition in lieu of the 65 ft. minimum and *(c)* a rear yard setback of 29.8 ft. for the top floor ½-story addition in lieu of the 30 ft. minimum.

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

- November 17, 2020 - **CANCELLED**
- December 8, 2020 - Capital Budget Review (Meeting starts at 6:00 p.m.)
- December 15, 2020 - Regular Meeting