

AGENDA
(REVISED DECEMBER 14, 2020)
STAMFORD PLANNING BOARD
REGULAR MEETING & PUBLIC HEARING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, DECEMBER 15, 2020

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

JOIN ZOOM MEETING

<https://us02web.zoom.us/j/85305125362>

Meeting ID: 853 0512 5362

Passcode: 744126

ONE TAP MOBILE

+16465588656,,85305125362# US (New York)
+13017158592,,85305125362# US (Washington D.C)

DIAL BY LOCATION

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+1 312 626 6799 US (Chicago)

Meeting ID: 853 0512 5362

Passcode: 744126

FIND YOUR LOCAL NUMBER: <https://us02web.zoom.us/u/k9UNQWzzf>

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/85305125362>; **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 8, 2020

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

1. **CITYWIDE VEHICLE REPLACEMENT & UPGRADE - PROJECT #C65200 - TOTAL AMOUNT REQUESTED \$368,000.00:** 644 Front Loader (Cost \$233,000.00). 524 Front Loader (Cost \$135,000.00). Total cost \$368,000.00. Replace end-of-life front-end loaders which are used to address leaf collections and snow removal.

ZONING BOARD REFERRALS:

ZB #220-45 & ZB #220-46 will be presented together but voted on separately.

1. **ZB APPLICATION #220-45 - 819 EAST MAIN STREET, LLC & 831-833 EAST MAIN STREET, LLC - 821, 825, 827 & 831 EAST MAIN STREET & 27 - 29 LAFAYETTE STREET - Map Change:** Applicant is seeking a Zoning Map change from C-I Zoning District to MX-D Zoning District.
2. **ZB APPLICATION #220-46 - 819 EAST MAIN STREET, LLC & 831-833 EAST MAIN STREET, LLC - 821, 825, 827 & 831 EAST MAIN STREET & 27 - 29 LAFAYETTE STREET - General Development Plan and Special Permit:** Applicant is proposing to demolish all existing structures and construct a residential building with eighty-five (85) apartments, ground floor retail/flex amenity space and eighty-five (85) on-site parking spaces.
3. **ZB APPLICATION #220-47 - GROVE STREET STAMFORD, LLC - 114 GROVE STREET - Special Permit:** Applicant is seeking a Special Permit pursuant to Section 10.H to convert two (2) commercial units into residential units and to permit one (1) parking space for each unit in lieu of the required 1.25.

PUBLIC HEARING TO BEGIN AT 7:00 P.M.

PUBLIC HEARING:

1. **MASTER PLAN AMENDMENT #MP-439 - RICHARD REDNISS, REDNISS & MEAD representing SPRAGUE OPERATING RESOURCES, LLC - 10 WATER STREET; 2187 ATLANTIC STREET and PARTS OF THE RIGHT-OF-WAY - Map Change:** Applicant is requesting a change from MP Category #10 (Shorefront Mixed-Use) to MP Category #9 (Urban Mixed-Use).
2. **MASTER PLAN AMENDMENT #MP-440 - RICHARD REDNISS, REDNISS & MEAD representing SPRAGUE OPERATING RESOURCES, LLC - 10 WATER STREET - Text Change:** Applicant is requesting to amend the City of Stamford 2015-2025 Master Plan by adding the following language to the end of Section 8.2, Subsection #9 (Urban Mixed-Use):

All shorefront development shall include meaningful public access to the waterfront except where public safety would be a risk. After review and recommendation by the Harbor Management Commission and the Planning Board, all development within this category shall be subject to approval of site and architectural plans and/or requested uses by the Zoning Board. Development plans must include water-dependent uses such as public access facilities, boatyards, marinas, marine sales and service and business requiring waterborne shipping and receiving or water access. Access to the Waterfront for lots designated as part of the Proposed Greenway in the 2015-2026 Master Plan (Figure 18: Connectivity Map) shall provide public access easements recorded on the Stamford Land Records.

ZONING BOARD REFERRALS (Continued):

4. **ZB APPLICATION #220-48 - GR CAPITAL, LLC & RSM NORTH AMERICA, LLC - Text Change:** Applicant is proposing to amend Article III, Section 5.E (Use Regulations) of the City of Stamford Zoning Regulations to clarify the definition of “Professional Office-Principal Use” to make clear that tutors may maintain and operate professional offices within the City of Stamford.
5. **ZB APPLICATION #220-49 - RICHARD REDNISS, 22 FIRST CORP. - Text Change:** Applicant is proposing to amend Section 9 (CSC-D Community Shopping Center District) 9.O.5 Site Design and Architectural Criteria “e” to add additional signage language.
6. **ZB APPLICATION #220-50 - UP STAMFORD, LP - 2215 SUMMER STREET - Site & Architectural Plans and/or Requested Uses:** Applicant is seeking to extend the parking deck over part of the Stop & Shop surface lot, modify vehicle flow to improve circulation in the main (Summer Street) surface parking lot, relocate and add new signage. The property is in the CSC-D Community Shopping Center District.
7. **ZB APPLICATION #220-44 - MORGAN GREGORY, LLC - 83 & 95 MORGAN STREET - Site & Architectural Plans and/or Requested Uses and Special Permit:** Applicant is proposing to construct a five (5) story residential building consisting of forty-two (42) apartments, two (2) levels of structured parking, associated tenant amenities and upgrades to the existing buildings.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #044-20 - JAMES FLEISCHER & REGAN ALLAN - 45 BELLMERE AVENUE - Variance of Table III, Appendix B:** Applicant owns a two-story single-family dwelling and is proposing to add a new 20 ft. x 34 ft. (655 sq. ft.) deck to the back of the house. Applicant is seeking: (a) side yard setback of 2.1 ft. in lieu of the 6 ft. required; (b) side yard setback of 1.7 ft. in lieu of the 6 ft. required; and (c) total side setback of 3.8 ft. in lieu of the 12 ft. required.

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

- January 12, 2021 - Regular Meeting & Public Hearing (Capital Budget)
- January 19, 2021 - Regular Meeting