

**AGENDA**  
**STAMFORD PLANNING BOARD**  
**REGULAR MEETING**  
**VIA THE INTERNET & CONFERENCE CALL**  
**TUESDAY, FEBRUARY 21, 2023**  
**6:30 P.M.**

**JOIN ZOOM WEBINAR**

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**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/89637992030>; **OR**
- If not, then **Call-in** using the **Phone Number & Passcode** 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:**

February 7, 2023

### **REQUEST FOR AUTHORIZATION:**

1. **AMENDED AND RESTATED LEASE AGREEMENT BY AND BETWEEN THE CITY OF STAMFORD AND THE HALLOWEEN YACHT CLUB, INC.:** The City of Stamford (“Lessor”) and The Halloween Yacht Club, Inc. (“Lessee”) were parties to a certain Lease Agreement dated April 13, 2010 and commencing on November 8, 2006 (the “Original Lease”). The Lessor and Lessee now wish to amend and restate the Original Lease to extend the Term, expand the Demised Premises and clarify the parties’ respective responsibilities.

### **SUBDIVISIONS:**

1. **SUBDIVISION #4047 - WILLIAM J. HENNESSEY, CARMODY TORRANCE SANDAK & HENNESSEY, LLP representing CONTINENTAL FAMILY HOLDINGS, LLC & WINGS MANAGER, LLC - 50 BARRY PLACE (2 LOTS):** The applicant is proposing to subdivide this 11.77 acre property into two (2) lots. Proposed ‘Parcel A’ will be 9.17 acres and proposed ‘Parcel B’ will be 2.60 acres. The property is located on the northerly side of Fairfield Avenue and approximately 200 feet south of the intersection of Melrose Place and Barry Place in the General Industrial (M-G) Zone.

### **ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #223-05 - CITY OF STAMFORD ZONING BOARD - Text Change:** Applicant is proposing to amend the building height definitions in the Stamford Zoning Regulations. The proposed change would combine different building height regulations in one place in the Regulations and make some minor updates and clarifications.
2. **ZB APPLICATION #223-06 - CITY OF STAMFORD ZONING BOARD - Text Change:** Applicant is proposing to amend Section 3.B - Defined Terms by adding and clarifying definitions.
3. **ZB APPLICATION #223-07 - CITY OF STAMFORD ZONING BOARD - Text Change:** Applicant is proposing to amend Section 1 of the Zoning Regulations by moving all general provisions (i.e., provisions that apply to all districts or that define general powers of the Land Use Board and the Zoning Enforcement Officer) to Section 1 of the Regulations. Currently, they are distributed across various sections of the Regulations. This would simplify use of the Regulations and make the Regulations more accessible to the general public.
4. **ZB APPLICATION #223-08 - CITY OF STAMFORD ZONING BOARD - Text Change:** Applicant is proposing to amend the Usable Open Space and Indoor Amenity Space.

### **ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #006-23 - JOSEPH J. CAPALBO II representing KEN PROCINO, MAJOR OAK BUILDERS & CONSULTANTS - 3 JUNIPER HILL ROAD - Variance of Section 3.B (Accessory Structures) and Section 7(o):** The applicant owns a parcel of land with an existing 2-story cottage ±470 sq. ft. in area which was previously subdivided. The cottage has existed since at least the 1950s according to Assessor’s records. The applicant is requesting the cottage be permitted to remain prior to the construction of the new main dwelling and thereafter. The applicant is not proposing to increase the footprint, location or height of the existing cottage. Applicant only wishes to update the cottage and is seeking allowance for it to remain while the main structure is being constructed. Applicant is requesting: (a) allowance of the erection of an accessory structure, or in this instance, for the accessory structure to remain, prior to the construction of the main building; (b) allow the structure to remain two (2) stories in lieu of the required one (1) story; (c) permit a height of 19.07 ft. in lieu of the required 15 ft. (currently 22.16 ft.); and (d) a side yard setback of 22.2 ft. in lieu of the 30 ft. required.
2. **ZBA APPLICATION #008-23 - GARY M. & JAMIE C. SHANNON - 51 LANARK ROAD - Variance of Table III, Appendix B:** Applicant owns a single family dwelling with a two-car detached garage and is proposing to expand the second floor on the east side of the house over the existing first floor. The area to be enclosed is approximately 9 ft. x 18 ft. (162 sq. ft.) and encroaches on the side yard setback by approximately 9 in. Applicant is requesting a side yard setback of 11 ft. 3 in. in lieu of the 12 ft. required in an R-7½ Zone.

3. **ZBA APPLICATION #002-23 - CHRIS RUSSO, ESQ., RUSSO & RIZIO, LLC representing McDONALDS REAL ESTATE COMPANY - 1103 EAST MAIN STREET - Variance of Section 13-F & Section 12.D.10.b (Tabled from the December 13, 2022 Meeting):** The site contains an existing two-story masonry building for a McDonald's fast food restaurant with a drive-through facility. Applicant is proposing the addition of a second drive-through lane with associated signage and site improvements. Applicant is requesting: [a] allowance of a springboard canopy, a digital pre-browse menu board of approximately 10 sq. ft. and an outdoor digital menu board of approximately 21 sq. ft. along the second drive-through lane; [b] allowance to reduce the off-street parking requirement for a drive-through fast food restaurant from the existing 61 spaces to 37 spaces in lieu of the 65 spaces required; and [c] a modification of a previous Zoning approval, which was conditioned as being approved per plans, to modify the Site Plan to install a second drive-through lane, a springboard canopy, a digital pre-browse menu board and an outdoor digital menu board.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

- March 7, 2023 (Public Hearing - Subdivision #4046 - Intervale & Turn of River Roads)
- March 28, 2023