

AGENDA
(REVISED JUNE 12, 2023)
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, JUNE 13, 2023
6:30 p.m.

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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/85335061990>; **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.

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.

PLANNING BOARD MEETING MINUTES:

May 23, 2023.

SUBDIVISIONS:

1. **SUBDIVISION #4046 - RICHARD REDNISS, REDNISS & MEAD representing KAREN KENNEDY WOODCOCK TRUST (OWNER) and TH1, LLC & HB CAPITAL, LLC (APPLICANT) - 29 INTERVALE ROAD and 131 & 139 TURN OF RIVER ROADS (11 LOTS):** The applicant is requesting an extension of time to file the final map to September 21, 2023.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #223-17(MOD) - STAMFORD ZONING BOARD - Text Change (TABLED from the May 23, 2023 Meeting):** The purpose of this Text Change is to establish use regulations for marijuana and cannabis-related uses and to protect the welfare and safety, in particular, of children and adolescents. To that end, changes to the Smoke Shop or Tobacco Store regulations are also proposed to include minimum distance requirements from schools and signage limitations. All proposed marijuana and cannabis-related use regulations align with the licensing requirements of the State of Connecticut.
2. **ZB APPLICATION #223-24 - RAYMOND MAZZEO, REDNISS & MEAD - Text Change:** Applicant is proposing to amend Section 9.B.4.e relating to building coverage and setbacks of structure not exceeding 20 ft. in height within the P-D (Planned Development) District.
3. **ZB APPLICATION #223-25 - 70 FOREST STREET, LLC - 70 FOREST STREET & 251 GREYROCK PLACE - Map Change:** Applicant is proposing the rezoning of 251 Greyrock Place from the current R-H (Multiple Family, High Density) zoning district to the proposed P-D (Planned Development) zoning district.
4. **ZB APPLICATION #223-26 - 70 FOREST STREET, LLC - 70 FOREST STREET & 251 GREYROCK PLACE - Special Permit, Site & Architectural Plans and/or Requested Uses and a General Development Plan:** Applicant is proposing to construct an attached two-story (plus basement) parking garage on the property known at 251 Greyrock Place. The garage will be attached to 70 Forest Street and will accommodate 36 parking spaces along with a roof deck.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #015-23 - JOHN F. X. LEYDON, JR., ESQ. representing JOSHUA K. LEDERMAN - 46 OCEAN DRIVE NORTH - Variance of Table III, Appendix B and Section 3.B:** Applicant owns a single-family dwelling and is proposing to install a spa with related equipment and raise the existing heating, ventilation and air conditioning units to comply with flood regulations. Applicant is requesting the following variances:

Table III, Appendix B:

- Allowance of a side setback of 3 ft. on the south side in lieu of the 10 ft. required for the new spa equipment.
- Allowance of a side setback of 4 ft. on the south side in lieu of the 10 ft. required for two (2) existing heating, ventilation and air conditioning units to remain.
- Allowance of a combined side yard setback of 9 ft. in lieu of the 20 ft. required for the new spa equipment.
- Allowance of a combined side yard setback of 10 ft. in lieu of the 20 ft. required for the two (2) existing heating, ventilation and air conditioning units to remain.

Section 3.B (Accessory Structures):

- Allowance for two (2) heating, ventilation and air conditioning units to remain at 4 ft. and to install the spa equipment 3 ft. each from the south side property line in lieu of the 5 ft. required and allowance of said units and equipment to be raised a maximum of 6 ft. to comply with flood regulations.

3. **ZBA APPLICATION #016-23 - RAJIV BHATI - 310 OAKLAWN AVENUE - Variance of Table III, Appendix B:** Applicant owns a single-family dwelling and is proposing construction of a 35 ft. x 6 ft. deck on the second floor. Applicant is requesting a side yard setback of 4.4 ft. in lieu of the 10 ft. required.
4. **ZBA APPLICATION #022-23 - JAMES PARKER - 64 LEWELYN ROAD - Variance of Table III, Appendix B:** Applicant owns a single-family dwelling with a detached garage and a gazebo and is proposing to construct a second-story addition. Applicant is requesting a front yard setback of 23.7 ft. in lieu of the 30 ft. required and allowance for coverage of 37.22% in lieu of the 25% allowed. Existing dwelling, garage and gazebo covers 35.1% of the lot.
5. **ZBA APPLICATION #023-23 - THOMAS & SUZANNE CINGARI - 115 OCEAN DRIVE WEST - Variance of Table III, Appendix B & Section 3(B):** Applicant owns a property with a single-family dwelling, in-ground pool and pier under construction, as well as an existing detached garage. Applicant is proposing to reconstruct the detached garage with the addition of dormers on the east and west sides of the detached garage. Applicant is requesting the following variances:

Table III, Appendix B (Schedule of Requirements for Area, Height & Bulk of Buildings):

- Front yard setback of 23.3 ft. in lieu of the 40 ft. required.
- Street centerline setback of 47.3 ft. in lieu of the 65 ft. required.

Section 3.B (Accessory Structures):

- Allowance to relocate an Accessory Structure in a front yard.
- Allowance to construct an Accessory Structure 21 ft. 2½ in. tall in lieu of the 15 ft. maximum permitted height.
- Allowance to construct an Accessory Structure that is two-stories in lieu of the maximum one-story permitted.

OLD BUSINESS:

None.

NEW BUSINESS:

1. Standards for Master Plan Amendment applications.
2. Standards for Surveys requiring Planning Board Chair signature.

Next regularly scheduled Planning Board meetings are:

- June 27, 2023 (Regular Meeting & Public Hearing - Last meeting before July Hiatus)
- August 15, 2023 (Regular Meeting)
- August 29, 2023 (Regular Meeting)