

**AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING & PUBLIC HEARING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, JUNE 27, 2023**

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

JOIN ZOOM WEBINAR

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INTERNATIONAL NUMBERS AVAILABLE: <https://us02web.zoom.us/j/kcBaS0GwiW>

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/86338632862>; **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.
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PLANNING BOARD MEETING MINUTES:

June 13, 2023.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #021-23 - JOHN MARINELLI, ARCHITECT representing EMRAN M. RAHIM - 282 SELLECK STREET - Variance of Section 10.C (Non-Conforming Uses) and Table IV, Appendix B, Note 21:** Applicant owns a two-family residence currently unoccupied due to fire damage and needs to be demolished. Applicant is requesting the following variances in order to rebuild a new two-family residence with an attached one-car garage. The new residence will be 63 ft. 11 in. deep x 26 ft. 11 in. wide x 28 ft. high to average roof line and will conform to zoning setbacks and coverage.

Section 10.C (Non-Conforming Uses):

- Allowance of an existing residence in the MG zone to be expanded and remain in order to construct a new two-family residence with attached one car garage.

Table IV, Appendix B, Note 21:

- Requesting side yard setback of 0.6 ft. in lieu of 0 ft. or 4.0 ft. for M-G Zone (Note 21, Appendix B).

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

INSTRUCTIONS FOR THE PUBLIC TO SPEAK ON MASTER PLAN APPLICATION #MP-442 & MASTER PLAN AMENDMENT #MP-444:

- *Speakers from the public will have 5 minutes each to speak.*
- *Any public speaker wishing to submit written testimony prior to the meeting can send it to Lindsey Cohen, Associate Planner at lcohen@stamfordct.gov or to Theresa Dell, Planning Board Chair at tdell@stamfordct.gov or submit the request through a Chat message to the Planning Board Chair during the meeting.*
- *During the meeting, please do not send Chat messages to “Everyone” because it is distracting for all attendees.*
- *All public speakers wishing to speak at the Public Hearing shall send a Chat message to the Moderator/Planning Board Chair with their name and address to sign-up to speak.*
- *All public speakers shall announce their name and address clearly for the record prior to speaking.*

MASTER PLAN AMENDMENTS:

1. **MASTER PLAN AMENDMENT #MP-442 - JOSEPH J. CAPALBO II, ESQ. - 91 HOPE STREET (Continued from the March 28, 2023; April 25, 2023 & May 23, 2023 Meetings):** Applicant is proposing to amend the City of Stamford 2015 Master Plan changing the Master Plan designation of 91 Hope Street (Tax Assessor No. 002-6785) from Master Plan Category #2 (Residential - Low Density Single-Family) to Master Plan Category #3 (Residential - Low Density Multifamily). *The following Zoning Board Application will be heard only if the Planning Board approves Master Plan Amendment #MP-442.*

COMPANION ZONING BOARD REFERRAL:

ZB APPLICATION #223-23 - JOSEPH J. CAPALBO II, ESQ. - 91 HOPE STREET - Map Change: Applicant is proposing to rezone 91 Hope Street from the present R-7½ (Single-Family, Low Density) to proposed RM-1 (Multiple Family, Low Density, Design District).

2. **MASTER PLAN AMENDMENT #MP-444 - JOSEPH J. CAPALBO II, ESQ. representing HORN & HOOFF PROPERTIES, LLC - 961 LONG RIDGE ROAD & 16 WIRE MILL ROAD:**
Applicant is proposing to amend the City of Stamford 2015 Master Plan changing the Master Plan designation of 961 Long Ridge Road (Tax Assessor No. 001-8187) and 16 Wire Mill Road (Tax Assessor No. 001-8189) from Master Plan Category #2 (Residential - Low Density Single-Family) to Master Plan Category #3 (Residential - Low Density Multifamily).

The following Zoning Board Application will be heard only if the Planning Board approves Master Plan Amendment #MP-444.

COMPANION ZONING BOARD REFERRAL:

ZB APPLICATION #223-29 - JOSEPH J. CAPALBO II, ESQ. representing HORN & HOOFF PROPERTIES, LLC - 961 LONG RIDGE ROAD & 16 WIRE MILL ROAD - Map Change:
Applicant is proposing to rezone 961 Long Ridge Road and 16 Wire Mill Road from the present R-10 (Single-Family, Low Density) to the proposed RM-1 (Multiple Family, Low Density Design District).

REGULAR MEETING TO CONTINUE AFTER PUBLIC HEARING

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #223-30 - STAMFORD ZONING BOARD - Text Change:** Applicant is proposing a Text Amendment to combine Tables I and II in Appendix A and to update certain uses and use definitions.
2. **ZB APPLICATION #223-31 - STAMFORD ZONING BOARD - Text Change:** The purpose of this amendment to the City of Stamford Zoning Regulations is to increase the number of zoning districts where Publicly Accessible Amenity Spaces (PAAS) are required, to add a new type of amenity space (trails) and to make some minor adjustments to existing regulations.

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

- NO MEETINGS IN JULY - PLANNING BOARD ON HIATUS
- August 15, 2023 (*IF NEEDED*)
- August 29, 2023 (Regular Meeting & Public Hearing)