

AGENDA
(REVISED SEPTEMBER 25, 2023)
STAMFORD PLANNING BOARD
REGULAR MEETING & PUBLIC HEARING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, SEPTEMBER 26, 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/83180967258>; **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:

September 12, 2023

REQUEST FOR AUTHORIZATION:

1. **LICENSE AND USE AGREEMENT BY AND BETWEEN THE BOYS & GIRLS CLUB OF STAMFORD AND THE STAMFORD PUBLIC SCHOOLS (Use of Classroom Space for ‘SPS’ Steps Program):** The Boys & Girls Club of Stamford, as licensor, hereby agrees to license approximately 3,411 sq. ft. of classroom space to the Stamford Public Schools for the SPS STEPS Program. The term of this License and Use Agreement will begin on December 1, 2023 through the last day of the 2023/2024 school year. Use of the classroom space will be Monday through Friday, 7:30 a.m. through 1:30 p.m. with a License/Use Fee of \$3,500.00 per month. Heating, cooling, utilities, custodial services and trash removal are all included in the License/Use Fee.
2. **DISTRICT OFFICE LEASE AGREEMENT BETWEEN THE CITY OF STAMFORD & THE HONORABLE JAMES A. HIMES:** Congressman Himes will lease 966 sq. ft. of office space on the 10th floor of the Government Center for the term of two (2) years beginning January 3, 2023 and ending on January 2, 2025 with a monthly rent of \$2,094.52 for Year 1 and \$2,390.05 for Year 2.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #223-36 - G & T TAYLOR STREET, LLC - 12 & 18 TAYLOR STREET - Special Permit, Coastal Site Plan Review and Application for Approval of Addition to the Stamford Cultural Resources Inventory (CRI):** Applicant is requesting the approval for a proposal which preserves the historic home at 18 Taylor Street, retains the existing home at 12 Taylor Street and adds 13 new units of housing for a total of 18 units along with landscaping and site improvements pursuant to Section 7.3. The subject site is within the CAM boundary.

DUE TO UNFORSEEN CIRCUMSTANCES, THE PUBLIC HEARING FOR MASTER PLAN AMENDMENT #MP-444 AND THE ACCOMPANYING ZONING BOARD APPLICATION #223-29 HAS BEEN POSTPONED. THE APPLICANT HAS REQUESTED THESE ITEMS BE PULLED FROM THE AGENDA

MASTER PLAN AMENDMENTS:

1. **MASTER PLAN AMENDMENT #MP-444 - JOSEPH J. CAPALBO II, ESQ. representing HORN & HOOF PROPERTIES, LLC - 961 LONG RIDGE ROAD & 16 WIRE MILL ROAD (Continued from the June 27, 2023 & August 29, 2023 Meetings):** 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 & HOOF 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).

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #024-23 - ANTHONY TOTILO, ARCHITECT representing WENDY G. UMLA - 46 KENILWORTH DRIVE WEST - Variance of Table III, Appendix B (Updated Survey - Originally Presented at the August 15, 2023 Meeting):** Applicant owns a single-family dwelling with an accessory storage shed and is proposing the following:

- Addition of a first-floor entry portico/porch to be open on all sides.
- Construction of a second-floor addition to include master bedroom, bathroom, laundry and storage with access to a new second-floor deck.
- First-floor interior renovations.
- Removal of existing rear accessory storage shed to be replaced with a new 10 ft. x 14 ft. storage shed.

Applicant is requesting a rear setback of 28.4 ft. to the second story addition in lieu of the 30 ft. required and a rear setback of 28.5 ft. to the second story deck in lieu of the 30 ft. required.

2. **ZBA APPLICATION #027-23 - JASON KLEIN, CARMODY TORRANCE SANDAK HENNESSEY, representing 1786 BEDFORD ASSOCIATES, LLC - 1786 BEDFORD STREET - Variance of Section 3.B (Accessory Structure) & Section 10-A (Updated Survey - Application Withdrawn from the August 15, 2023 Meeting):** The property is improved with a colonial-style building used as an architectural office and a one-story garage located in the northwest corner of the property, which has also fallen into a state of disrepair. The applicant is proposing to restore and rehabilitate the worn-down garage structure by replacing the current “industrial” aesthetic of the garage structure with a design more in keeping with the surrounding neighborhood. A vertical addition to the existing garage is proposed which will further enhance the structure. The applicant is requesting the following variances:

Section 3.B (Definition of Accessory Structure):

- Allowance of the Building Height for an Accessory Structure of three (3) stories and 31 ft. 11 in. in lieu of the one (1) story and 15 ft. permitted.
- Allowance of additional Building Height for an Accessory Structure 4.7 ft. from the northerly Lot Line and 1.6 ft. from the westerly Lot Line in lieu of the 5 ft. required (and within the footprint of the existing garage).

Section 10-A:

- Allowance for the proposed addition to the garage to be utilized for office/”show room” use.

3. **ZBA APPLICATION #032-23 - RAYMOND R. MAZZEO, REDNISS & MEAD representing WILLIAM CATCHPOLE - 81 CENTRAL STREET - Variance of Appendix B, Table 3:** Applicant owns a single-family dwelling with associated driveway and detached garage and is proposing to expand the existing second story within the existing footprint with interior renovations. Applicant is requesting: [a] front yard (street line) setback of 11 ft. (existing) in lieu of the 30 ft. required; [b] front yard (street center) setback of 31 ft. (existing) in lieu of the 55 ft. required; and [c] side yard setback of 0.9 ft. (existing) in lieu of the 6 ft. required.

4. **ZBA APPLICATION #033-23 - DAVID & TANYA HEIGEL - 106 BOUTON STREET WEST - Variance of Table III, Appendix B:** Applicant owns a single-family dwelling and is proposing to construct a covered landing and a second story addition over the existing building footprint. Applicant is requesting the following variances: [a] front street line setback of 29.5 ft. in lieu of the 40 ft. minimum required; [b] street center setback of 59.5 ft. in lieu of the 65 ft. minimum required; and [c] street line setback from the proposed covered landing of 39.4 ft. in lieu of the 40 ft. minimum required.

5. **ZBA APPLICATION #035-23 - PAOLA A. YANEZ ROJAS representing GERMAN E. & BERTA YANEZ - 29 UNDERHILL STREET - Variance of Table III, Appendix B:** Applicant owns a 2½ story single-family dwelling and is proposing to construct an addition on the second floor. The addition will be over the existing home footprint. Applicant is requesting the following variances: [**a**] front yard setback on Underhill Street of 24.8 ft. in lieu of the 30 ft. required; [**b**] street centerline setback on Underhill Street of 49.8 ft. in lieu of the 55 ft. required; and [**c**] street centerline setback on Arlington Street of 28.5 ft. in lieu of the 55 ft. required.

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

- October 10, 2023 (Regular Meeting & Capital Budget)
- October 17, 2023 (Capital Budget)
- October 24, 2023 (Capital Budget)