

**STAMFORD PLANNING BOARD  
APPROVED MINUTES - TUESDAY, OCTOBER 29, 2024  
REGULAR MEETING  
VIA THE INTERNET & CONFERENCE CALL  
6:30 P.M.**

**ZOOM WEBINAR**  
<https://us02web.zoom.us/j/89187233202>

**Webinar ID: 891 8723 3202  
Passcode: 072365**

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Stamford Planning Board Members present were: Voting Members: Jay Tepper, Chair; Jennifer Godzeno, Vice Chair and Ravi Subramanian. Alternates: William Levin and Chester Salit. Absent: Prasad Tungaturthy, Secretary and Voting Member. Present for staff: Lindsey Cohen, Associate Planner.

Mr. Tepper called the meeting to order at 6:31 p.m.

Mr. Tepper introduced the members of the Board and staff present and introduced the first item on the agenda.

Mr. Tepper noted that he would turn the meeting over to Ms. Godzeno as he was having difficulties speaking due to a sore throat.

**PLANNING BOARD MEETING MINUTES:**

**October 22, 2024:** After a brief discussion Mr. Tepper moved to recommend *approval* of the Planning Board Capital Budget Minutes of October 22, 2024; Mr. Subramanian seconded the motion, and passed unanimously with eligible members present voting, 4-0 (Tepper, Godzeno, Salit, and Subramanian). (Mr. Levin was ineligible to vote as he was absent at the October 22, 2024 meeting.)

**REQUEST FOR AUTHORIZATION**

**SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:**

- CAPITAL PROJECT CLOSEOUT RECOMMENDATIONS:** Pursuant to Stamford City Code Section 8-2, partial closeout of the following capital project is recommended:

<b>Project #</b>	<b>Project Name</b>	<b>Closeout Amount</b>	<b>Funding Source</b>
C56080	Main Library Building Restoration	\$850,000.00	Bond

Lou Casolo, Engineering Bureau Chief/City Engineering, along with Alice Knapp, CEO, Ferguson Library, made a brief presentation and answered questions from the Board.

After a brief discussion, Mr. Tepper recommended approval of the Capital Project Closeout Recommendations with a Total Request of \$850,000.00. This request has been reviewed pursuant to Connecticut General Statute Section 8-24 and the City Charter Section C6-30-13 and finds this request to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Mr. Subramanian seconded the motion and passed unanimously with eligible members present voting, 5-0 (Tepper, Godzeno, Levin, Salit and Subramanian)

2. **LIBRARY HVAC EQUIPMENT REPLACEMENT - PROJECT #CP2750 - TOTAL AMOUNT REQUESTED \$850,000.00:** Transfer is needed to allocate the HVAC ARPA money into the HVAC account rather than the overall building account.

Lou Casolo, Engineering Bureau Chief/City Engineering, along with Alice Knapp, CEO, Ferguson Library, made a brief presentation and answered questions from the Board.

After a brief discussion, Mr. Subramanian recommended approval of the Library HVAC Equipment Replacement - Project #CP2750 with a Total Request of \$850,000.00. This request has been reviewed pursuant to Connecticut General Statute Section 8-24 and the City Charter Section C6-30-13 and finds this request to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Tepper, Godzeno, Levin, Salit and Subramanian).

3. **PAVEMENT MANAGEMENT - PROJECT #CP5059 - TOTAL AMOUNT REQUESTED \$593,388.00:** Reimbursement to the City from the Utility for their share of the paving costs due to their construction activity for the roads coordinated to be paved full width by the City.

Lou Casolo, Engineering Bureau Chief/City Engineering, along with Thomas Turk, Operations Supervisor, made a brief presentation and answered questions from the Board.

After a brief discussion, Mr. Subramanian recommended approval of the Pavement Management - Project #CP5059 with a Total Request of \$593,388.00. This request has been reviewed pursuant to Connecticut General Statute Section 8-24 and the City Charter Section C6-30-13 and finds this request to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Tepper, Godzeno, Levin, Salit and Subramanian).

4. **OLD LONG RIDGE ROAD BRIDGE #135007 - PROJECT #001363 - TOTAL AMOUNT REQUESTED \$140,000.00:** A grant application was submitted to CT DOT on May 31, 2024; the State notified the City on July 1, 2024 in a letter that this project qualifies for funding under the Local Bridge Program and is offering a Conditional Commitment to fund 50% of the eligible project costs through a State grant. The grant under the Local Bridge Program provides 50% cost eligibility for the design of bridge replacement, construction, and construction administration. Within one (1) year of the date of the letter that we received on July 1, 2024, the City is required to submit a supplemental application which will need to show the progress on the design of the bridge along with Environmental Review, Right of Way coordination, if needed, and applicable permits as needed that pertain to this project. The estimated cost for design engineering is \$140,000.00.

Lou Casolo, Engineering Bureau Chief/City Engineer, made a presentation and answered questions from the Board.

After a brief discussion, Mr. Subramanian recommended approval of the Old Long Ridge Road Bridge #135007 - Project #001363 with a Total Request of \$140,000.00. This request has been reviewed pursuant to Connecticut General Statute Section 8-24 and the City Charter Section C6-30-13 and finds this request to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Tepper, Godzeno, Levin, Salit and Subramanian).

5. **MILL ROAD over BROOK BRIDGE #135008 - PROJECT #001405 - TOTAL AMOUNT REQUESTED \$270,000.00:** A grant application was submitted to CT DOT on May 31, 2024; the State notified the City on July 1, 2024 in a letter that this project qualifies for funding under the Local Bridge Program and is offering a Conditional Commitment to fund 50% of the eligible project costs through a State grant. The grant under the Local Bridge Program provides 50% cost eligibility for the design of bridge replacement, construction, and construction administration. Within one (1) year of the date of the letter that we received on July 1, 2024, the City is required to submit a supplemental application which will need to show the progress on the design of the bridge along with Environmental Review, Right of Way coordination, if needed, and applicable permits as needed that pertain to this project. The estimated cost for design engineering is \$270,000.00.

Lou Casolo, Engineering Bureau Chief/City Engineer, made a presentation and answered questions from the Board.

After a brief discussion, Mr. Subramanian recommended approval of the Mill Road over Brook Bridge #135008 - Project #001405 with a Total Request of \$270,000.00. This request has been reviewed pursuant to Connecticut General Statute Section 8-24 and the City Charter Section C6-30-13 and finds this request to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Mr. Levin seconded the motion and passed unanimously with eligible members present voting, 5-0 (Tepper, Godzeno, Levin, Salit and Subramanian).

**PLANNING BOARD PRESENTATION:**

1. **VISION ZERO - LUKE BUTTENWIESER, TRANSPORTATION PLANNER; TRANSPORTATION, TRAFFIC & PARKING:** Presentation on draft recommendations of the Vision Zero Action Plan.

Luke Buttenwieser, Transportation Planner, made a presentation and answered questions from the Board.

**SUBDIVISIONS:**

1. **SUBDIVISION #4052 - LUKAS & GEORGIA KONANDREAS - 34 KONANDREAS DRIVE (2 LOTS):** The applicant is proposing to subdivide Lot No. 4-R into two (2) lots.

The property is in Master Plan Category #1 (Residential - Very Low Density Single-Family). This lot and the Konandreas' surrounding holdings have been the subject of subdivision, consolidation and re-subdivision since 1996. The new lot line being considered here would re-establish a former lot that was consolidated. As such, the accessway has long been established and the ability to develop the area for single-family residence is well-understood. The Master Plan category is intended to preserve and protect the single-family lot density character of the area. Subdividing a 4+ acre lot to allow for an additional single-family lot is aligned with the intent of the Master Plan for this area.

Leonard D'Andrea, D'Andrea Surveying & Engineering, P.C., representing the applicant, made a presentation and answered questions from the Board.

After some discussion, Mr. Salit recommended *approval* of *Subdivision #4052* with the following conditions recommended by the Environmental Protection Board (EPB) in their memorandum dated October 9, 2024 to Lindsey Cohen, Associate Planner:

- a. Work shall conform to the following submitted plans and documents:
- "Preliminary Property Survey," Resubdivision of Lot No. 4-R Konandreas Acres 34 Konandreas Drive, Stamford, CT, for Lukas and Georgia Konandreas, by Edwin Rhodes LS 70436, D'Andrea Surveying & Engineering, dated July 23, 2024.

- “Topographic Survey,” former Lot No. 6, Konandreas Drive, Stamford, CT, for Lukas and Georgia Konandreas, by Anthony D’Andrea PE & LS 9673, D’Andrea Surveying & Engineering, dated July 24, 2024.
- b. Work shall generally conform to the following submitted plans and documents:
    - “Conceptual Site Plan,” “Septic Notes & Details,” and “Construction Notes & Details,” for Lukas and Georgia Konandreas, Proposed No. 51 Konandreas Drive, Stamford, CT, by Leonard D’Andrea PE 14869, D’Andrea Surveying & Engineering, last revised July 23, 2024.
  - c. A full Erosion & Sedimentation Control Plan must be submitted to EPB staff for review and approval prior to issuance of a building permit and the start of any site activity.
  - d. Significant sized trees are to be preserved to the greatest extent possible (per subdivision approval).
  - e. Engineering Department approval of the stormwater management plan shall be obtained prior to issuance of a building permit and the start of any site activity.
  - f. Submission of a performance bond or certified check or other acceptable form of surety to secure the timely and proper performance of erosion and sedimentation controls, drainage, and landscaping. A detailed estimate of these costs shall be supplied to EPB staff for approval prior to the submission of the performance surety. The performance surety shall be submitted to EPB Staff prior to the issuance of a building permit and the start of any site activity.
  - g. Property boundaries shall be staked in the field by a Connecticut licensed surveyor prior to the start of any site activity.
  - h. All sediment and erosion controls, including a high visibility construction fence along the edge of the conservation easement area, shall be installed and approved in writing by EPB staff prior to the start of any site activity.
  - i. Upon the completion of construction activities on each lot and prior to the receipt of EPB authorization for a final Certificate of Occupancy, all associated disturbed earth surfaces shall be stabilized with topsoil, seed, and mulch, sod, or other suitable alternatives. The stabilization requirement applies not only to lawn and landscape space, but to all gutter outfalls, driplines, walkways, drives, land areas under exterior stairs and decks, etc.
  - j. All drainage, grading, final stabilization measures, and other engineering elements shall be completed under the supervision of a Connecticut registered professional engineer/surveyor with an improvement location survey (surveyor) and written certifications (engineer) submitted to EPB staff prior to endorsement of a Certificate of Occupancy and release of surety.
  - k. Submission of a standard City of Stamford Drainage Maintenance Agreement to ensure the full and property function of all drainage structures prior to EPB endorsement of a Certificate of Occupancy and release of surety.
  - l. In-ground fuel oil storage is prohibited.
  - m. The addresses assigned by the Engineering Department for lots associated with this subdivision in Map 139 Block 392 are as follows and shall be noted on the Final Map:
    - Lot 50 shall remain 34 Konandreas Drive.
    - Lot 51 shall be addressed by Engineering in advance of applying for a Building Permit.

Applicant shall submit an address request letter with the Engineering Department for Lot 51 prior to applying for a building permit.

- n. Subdivision reference number to be placed on Final Map. Final Map to be filed within 90 days of completion of the appeal period.
- o. In accordance with CGS 8-26c, approval shall expire on October 28, 2029 unless all "work" as said term is defined in CGS 8-26c(b), has been completed by said date.

The Planning Board *approved* Subdivision #4052 and found this request to be in general harmony with the neighborhood and consistent with Master Plan Category #1 (Residential - Very Low Density Single-Family); Mr. Tepper seconded the motion and passed with eligible members present voting, 5-0 (Tepper, Godzeno, Levin, Salit and Subramanian).

Ms. Cohen noted that the Legal Notice had not been read into the record. Ms. Cohen stated she was not certain it was required to be read into the record since this was not a Public Hearing. Mr. Blessing suggested reading the Legal Notice into the record and taking a re-vote to make sure procedures are followed. Mr. Blessing also suggested contacting the Legal Department for confirmation on procedure for reading of Legal Notices into the record.

Ms. Cohen read the Legal Notice into the record as follows:

**LEGAL NOTICE  
PLANNING BOARD  
THE CITY OF STAMFORD**

*Notice is hereby given that the **STAMFORD PLANNING BOARD** has received the following application for the subdivision of property into two (2) parcels for review at its October 29, 2024 meeting conducted via the Internet and/or Conference Call at 6:30 p.m. This item may be moved to a future meeting time and date at the discretion of the Planning Board.*

***Subdivision Application #4052 - Lukas & Georgia Konandreas for the subdivision of property into two (2) parcels. The property is 4.2587 acres and is located approximately 800 feet east of the intersection of Hunting Ridge Road and Konandreas Drive having an address of 34 Konandreas Drive in the RA-1 Zoning District.***

ATTEST: JAY TEPPER, CHAIR  
STAMFORD PLANNING BOARD

*Dated at the City of Stamford this 18th day of October 2024.*

Ms. Godzeno called for a motion to approve Subdivision #4042.

Mr. Salit recommended *approval* of **Subdivision #4052** and finds that this request is in general harmony the neighborhood and consistent with Master Plan Category #1 (Residential - Very Low Density Single-Family); Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Tepper, Godzeno, Levin, Salit and Subramanian).

**ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #224-31(MOD) - STAMFORD ZONING BOARD - Text Change:** The purpose of this amendment to the City of Stamford Zoning Regulations is to clarify the Regulations for the users, refining definitions, altering regulations based on Variance applications and general cleanup.

There are four types of amendments to this application:

- a. Clarifying definitions based on questions from Applicants or adjusting regulations in response to seeing how the regulation played out once implemented. This includes proposed changes b, e, h, i, j, k, and l.
- b. Altering regulations based on Variance applications and approvals. This includes proposed changes a and d.
- c. Clean up. Proposed changes f, m, n, and o.
- d. Prohibit unwanted uses or promote desirable uses. Proposed changes c and g.

None of the proposed changes are of a scale that would result in significant changes to the character of a neighborhood.

**NOTE:** Ms. Godzeno left the meeting at 8:00 p.m. and turned the moderation over to Mr. Tepper.

Ralph Blessing, Land Use Bureau Chief, made a presentation and answered questions from the Board.

After some discussion, Mr. Salit recommended *approval* of **ZB Application #224-31(MOD)** and finds that this request is in general harmony with the 2015 Master Plan; Mr. Subramanian seconded the motion and passed unanimously with eligible members present voting, 4-0 (Tepper, Levin, Salit and Subramanian).

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

1. **ZBA APPLICATION #035-24 - WILLIAM J. HENNESSEY, CARMODY TORRANCE SANDAK & HENNESSEY, LLP representing THE CATHOLIC ACADEMY OF STAMFORD, INC. / ST. CECILIA-ST. GABRIEL PARISH CORPORATION - 1184 NEWFIELD AVENUE - Special Permit:** The Applicants seek Special Permit approval to construct new classrooms and accompanying site improvements (e.g., walkways, stormwater management system). The proposed classroom building consists of four classrooms and two lavatories, with a footprint of 4,515+ sq. ft. It will be located on the west side of the property, behind the existing school building and adjacent to the outdoor playground between the school's north and south wings.

The property is in Master Plan Category #1 (Residential - Very Low Density Single-Family). The Master Plan Category is intended to provide for and protect a suitable environment for single-family dwellings as well as compatible uses. The Applicant is requesting a Special Permit (no Variances) to allow for compatible use that has existed on the site for almost 70 years to be expanded by adding several new classrooms. Compatible uses noted in the Master Plan include schools and houses of worship, both applicable to the Applicant here. The City is unaware of any complaints from neighbors regarding this Special Permit use. The expansion of the use would not be visible from Newfield Avenue and is significantly screened from homes on Club Road. As such, this proposal is in general harmony with the Master Plan and the Category in which it is located, which is intended to provide for and protect a suitable environment for single-family dwellings and compatible uses, such as a religious school.

William J. Hennessey, Carmody Torrance Sandak & Hennessey, LLP, representing the applicant, made a presentation and answered questions from the Board.

After a brief discussion, Mr. Salit recommended *approval* of **ZBA Application #035-24** and that this request is in general harmony with Master Plan Category #1 (Residential - Very Low Density Single-Family); Mr. Subramanian seconded the motion and passed unanimously with eligible members present voting, 4-0 (Tepper, Levin, Salit and Subramanian).

2. **ZBA APPLICATION #037-24 - JOZSEF SOLTA ARCHITECTS representing MICHAEL NAWROCKI - 67 IROQUOIS ROAD - Variance of Table II, Appendix B:** Applicant owns a two-family dwelling with a two car garage and is proposing to convert the existing garage into storage and construct a new garage in the front, construct a second floor addition to extend the living room and add a master bedroom suite, and make the roof over the extension into a terrace which will be accessible from the living room by stairs. The applicant is requesting: [a] a rear setback of 1.3 ft. in lieu of the 30 ft. required, [b] a side yard setback of 2 ft. in lieu of the 6 ft. required and [c] building area of 40% in lieu of the 25% allowed.

The property is in Master Plan Category #3 (Residential - Low Density Multifamily) and abuts properties within Master Plan Category #2 (Residential - Low Density Single-Family). The existing home is nonconforming to the Zoning Regulations. These additional variances would increase the building's nonconformance. The existing home and garage cover 29.8% of the lot where only 25% coverage is permitted. Low density areas have a lower lot coverage compared to medium or high-density areas. Lower lot coverage means increased spacing between homes, increased open space. A request for 40% of lot coverage where 25% is the maximum is excessive and completely out of character for the neighborhood. The highest density residential zoning district (R-H) does not even permit 40% lot coverage. Additionally, the home has a 15 ft. front yard setback where 25 ft. is required. While the addition would be at the back of the house, the shorter front yard setback gives an onlooker the feel of increased mass as opposed to being set back further. A 1 ft. rear yard setback for a single-family home is almost unheard of. Considering the proposal is to use the roof of the addition as a deck means the Applicant will overlook adjoining properties, another element that is uncharacteristic of low-density neighborhoods.

After some discussion, Mr. Subramanian recommended *denial* of **ZBA Application #037-24** due to the excessive deviations from the Zoning Regulations and that this request is not in general harmony with Master Plan Category #3 (Residential - Low Density Multifamily); Mr. Levin seconded the motion and passed unanimously with eligible members present voting, 4-0 (Tepper, Levin, Salit and Subramanian).

3. **ZBA APPLICATION #039-24 - CHRIS RUSSO, RUSSO & RIZIO, LLC representing McDONALD'S REAL ESTATE COMPANY - 1103 EAST MAIN STREET - Variance of Section 3-F and Section 12.D.10.b:** 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.

The property is in Master Plan Category #7 (Commercial - Arterial). The property is bounded by Master Plan Category #3 (Residential - Low Density Multifamily) and located near an entrance to Interstate-95. This application was before the Board in late 2023, however it was pulled due to concerns regarding traffic. The Transportation, Traffic and Parking Bureau (TTP) requested an updated traffic report at that time. The traffic report received with this application is over a year and a half old. TTP has not provided comments at the time of writing this Memo beyond requiring updated traffic data. TTP is generally opposed to drive throughs in Stamford because they encourage car dependency and often result in traffic flow issues. This is one way the applicant is not considerate of community design considerations. The Applicant's stated purpose for the second drive-through lane would be to make more room for queuing on the site, as opposed to on East Main Street. The traffic report speaks more to how adding a second drive-through lane would increase the number of customers the McDonalds could process, but it does not speak to how it would impact traffic on East Main Street.



This Category #7 is intended to encourage retail distinct from the Commercial-Neighborhood Category #6 (“Main Street” environment) and Downtown Categories #9, 10, 11 (pedestrian-oriented). A drive-through facility is distinct from those and would not be compatible with those Categories because it favors the car over the pedestrian. Category #7 is also intended to be mindful of traffic, safety and community design considerations. Bringing the queue onto the site is mindful of traffic and safety however, if an additional drive-through line encourages additional drive-through users, it would be counterproductive. Additionally, encouraging expansion of drive-throughs is not aligned with traffic and community design considerations.

Chris Russo, Russo & Rizio, LLC, representing the applicant, made a presentation and answered questions from the Board.

After considerable discussion, Mr. Levin recommended to **TABLE ZBA Application #039-24** to a future meeting in order to review pending comments from Transportation, Traffic & Parking; Mr. Salit seconded the motion and passed unanimously with eligible members present voting, 4-0 (Tepper, Levin, Salit and Subramanian).

Next regularly scheduled Planning Board meetings are:

- November 12, 2024 (Capital Budget)
- November 19, 2024 (Regular Meeting & Capital Budget)
- December 10, 2024 (Capital Budget Review)

There being no further business to come before the Board, Mr. Tepper adjourned the meeting at 9:31 p.m.

Respectfully Submitted  
October 30, 2024

Jay Tepper, Chair  
Stamford Planning Board

**NOTE:** These proceedings were recorded on video and are available for review on the Planning Board website at [http://cityofstamford.granicus.com/ViewPublisher.php?view\\_id=20](http://cityofstamford.granicus.com/ViewPublisher.php?view_id=20)