

AGENDA
(REVISED MARCH 19, 2021)
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, MARCH 23, 2021
6:30 p.m.

JOIN ZOOM MEETING
<https://us02web.zoom.us/j/86994280185>

Meeting ID: 869 9428 0185
Passcode: 789667

ONE TAP MOBILE
+13017158592,,86994280185# US (Washington DC)
+13126266799,,86994280185# US (Chicago)

DIAL BY LOCATION
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
Meeting ID: 869 9428 0185
Passcode: 789667

FIND YOUR LOCAL NUMBER: <https://us02web.zoom.us/j/86994280185>

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/86994280185>; **OR**
- If not, then **Call-in** using the **phone number, Meeting ID & 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 or submit through a Chat message to the Planning Board Chair during the meeting.

PLANNING BOARD MEETING MINUTES:

March 1, 2021 - Special Meeting (Tabled from March 9, 2021 Meeting)
March 9, 2021 - Regular Meeting

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #221-09 - GARDEN HOMES FUND - 1114 HOPE STREET - Site & Architectural Plans and/or Requested Uses, Special Permit and Approval of Additions to the Stamford Cultural Resources Inventory (CRI):** Applicant is proposing the redevelopment of 1114 Hope Street (formerly the First United Methodist Church) by converting the existing structure and constructing an addition to create a total of 17 deeply affordable residential apartments. The existing first floor daycare would be retained. Property is located within the RM-1 District.
2. **ZB APPLICATION #221-10 - 237-241 HENRY STREET, LLC - 237-241 HENRY STREET - Site & Architectural Plans and/or Requested Use, Special Permit, Coastal Site Plan Review and Application for Approval of an Addition to the Stamford Cultural Resources Inventory (CRI):** Applicant is requesting approval for Critical Reconstruction of 237 Henry Street pursuant to Section 7.3.C.5 to construct seven (7) attached condominium units in the rear of the property under the standards of Section 7.3.C. Property is located in the R-MF zoning district and within the CAM boundary.
3. **ZB APPLICATION #221-05 - JASON KLEIN, CARMODY TORRANCE SANDAK HENNESSEY, LLP representing 226-228 WEST MAIN STREET, LLC; POST ROAD IV, LLC; 188 WEST MAIN STREET, LLC; NANCY J. STEINEGGER & ESTATE OF JOHN F. STEINEGGER - Text Change:** The proposed Text Amendment, if approved, will require the filing of a General Development Plan application with certain Zoning Map Change applications (ZB #220-35 & ZB #220-36), which if approved, would rezone a ±39,964 sq. ft. assemblage owned by the applicants to the V-C (Village Commercial) District.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #007-21 - KATIE WAGNER, QUESITED CONSULTING, LLC representing JOSE FREDY VELIZ & HILDA VERONICA VELIZ - 26 RAYMOND STREET - Variance of Table III, Appendix B:** Applicant owns a two-family dwelling with a shed and is proposing a 624 sq. ft. (24 ft. x 26 ft.) addition to the existing two-family structure providing two (2) additional bedrooms per floor with related incidental spaces. Applicant is requesting a continuation of the existing 2.7 ft. setback in lieu of the 6 ft. required.
2. **ZBA APPLICATION #004-21 - PETER MEDOIT representing GERALDINE (TOUSSAINT) SIMPLICO - 63 HICKORY WAY - Variance of Table III, Appendix B:** Applicant owns a single-family dwelling with a wood deck, brick patio and shed. Applicant is proposing various renovations to existing residence and to add 9 ft. to the existing undersized garage to create a usable standard one (1) car garage (expand to 9 ft. x 12 ft.) and is requesting the following for the proposed garage addition: (a) a side yard setback of 6.9 ft. in lieu of the 10 ft. minimum allowed; (b) a street line setback of 35.7 ft. in lieu of the 40 ft. minimum allowed; and (c) a street center setback of 60.7 ft. in lieu of the 65 ft. minimum allowed.
3. **ZBA APPLICATION #005-21 - MARK & RONA KATZ - 43 ROLLING WOOD DRIVE - Variance of Table III, Appendix B:** Applicant owns an existing single-family dwelling with a deck, patio and shed and is proposing a 12 ft. x 22 ft. addition to the existing deck. Applicant is requesting a side yard setback of 6 ft. in lieu of the 10 ft. minimum allowed.
4. **ZBA APPLICATION #006-21 - DEAN A. SMITH - 121 DOWNS AVENUE (a.k.a. 123 DOWNS AVENUE) - Variance of Table III, Appendix B:** Applicant owns an existing single-family dwelling with an open concrete patio at the rear and is proposing a 9 ft. 11 in. x 16 ft. roof addition over the existing patio footprint. Applicant is requesting a 21.4 ft. rear yard setback in lieu of the 30 ft. minimum allowed.
5. **ZBA APPLICATION #008-21 - MORGAN LISTER representing CALUM & SIRINEE DEWAR - 150 DAVENPORT DRIVE - Variance of Table III, Appendix B:** Applicant owns a single-family residence with a swimming pool. Applicant is proposing construction of a new roof deck (21 ft. x 41 ft. 8 in.) over the existing patio surface and outdoor kitchen, which will be accessed from the existing bedroom deck and a new exterior spiral staircase. Applicant is requesting: (a) a front yard setback of 33.5 ft. in lieu of the 40 ft. required and (b) a rear yard setback of 36.5 ft. in lieu of the 50 ft. required.

6. **ZBA APPLICATION #009-21 - JONATHAN MARTIN, ESQ. representing VITALY TROPP - 33 HAVEMEYER LANE - Variance of Table III, Appendix B:** Applicant owns a single-family dwelling with a deck and attached garage and is proposing a 200 sq. ft. (10 ft. x 20 ft.) 2nd floor addition over the existing deck. Property is in Greenwich and Stamford and proposed addition is on the eastern side of the lot, entirely in Stamford. Applicant is requesting a rear yard setback of 9 ft. in lieu of the 30 ft. required

7. **ZBA APPLICATION #010-21 - STEVE AIVALIS & NICK AIVALIS, AIVALIS STUDIO, LLC representing NEW STAR GREENWICH, LLC - 281 GREENWICH AVENUE - Variance of Table III, Appendix B:** Applicant owns an existing two-story three family dwelling along with a detached one-story structure. Applicant is proposing to construct a 2½-story structure consisting of five (5) individual townhouses. Each townhouse will have three (3) bedrooms, three (3) full bathrooms, living room and kitchen. The dimensions of the footprint are 89 ft. x 31 ft. 6 in. (Total area of 2,803 sq. ft.) Applicant is requesting a residential density square footage variance of 1,960 sq. ft. per family in lieu of the 2,000 sq. ft. required, which would allow for a full five (5) units or five (5) families.

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

- April 6, 2021 - Regular Meeting
- April 27, 2021 - Regular Meeting & Public Hearing - Master Plan Amendment #MP-441 (40 Signal Road)