

**AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, APRIL 27, 2021**

6:30 p.m.

JOIN ZOOM MEETING

<https://us02web.zoom.us/j/81483253023>

Meeting ID: 814 8325 3023

Passcode: 653807

ONE TAP MOBILE

+13017158592,,81483253023# US (Washington DC)

+13126266799,,81483253023# 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: 814 8325 3023

Passcode: 653807

Find your local number: <https://us02web.zoom.us/j/81483253023>

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/81483253023>; **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 & March 23 & April 6, 2021 Meetings due to not having the right quorum.)
April 6, 2021 - Regular Meeting

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

1. Pursuant to Stamford City Code Section 8-2, partial closeout of the following capital projects is being recommended:

Project No.	Project Name	Closeout Amount	Funding Source
CP9051	HVAC Upgrade	\$475,000.00	Bond

2. **OLD TOWN HALL - HVAC UPGRADE - PROJECT #CP9051 - TOTAL REQUEST \$475,000.00:**
Upgrade HVAC on 1st, 2nd and 3rd floors.
3. **360 DEGREE VIDEO DETECTION SYSTEM - PROJECT #001234 - TOTAL REQUEST \$2,482,680.00:** The 360 Degree Video Detection System Funding will provide for video detection at 70 of the City's 211 signalized intersections. Video detection replaces the induction loop detection systems in pavement, which have a negative impact on the pavement and are also frequently broken from pavement wear and tear, weather conditions, and utility cuts. The 360 Degree Video Detection Systems have proven to be reliable with easier installation, programming, operation and maintenance. Additionally, the accuracy of the Traffic Data Collection feature of this detection system is very beneficial for our ongoing traffic engineering and traffic control operations.
4. **LOWER SUMMER STREET IMPROVEMENTS - PROJECT #001235 - TOTAL REQUEST \$600,000.00:** The \$600,000.00 Community Connectivity Grant project will transform Lower Summer Street (Broad Street to Main Street) into a promenade facilitating more foot traffic for local businesses. The project encompasses a multi-modal design of Lower Summer Street and compliments the "Compete Streets" policy that was adopted in 2015 by the Board of Representatives. The project includes widening sidewalks on both sides of Lower Summer Street, the installation of prominent wayfinding signsto highlight nearby parking structures, installation of a canopy of lights hanging over the roadway to facilitate pedestrian lighting, installation of a raised intersection to increase pedestrian safety and improve connection to Kiwanis Park, and a dedicated bike lane on Summer Street.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #221-14 - RICHARD W. REDNISS - 22 1st CORP. - Text Change:** *Note:* This application is pursuant to pending Text Change Application #221-11 filed by the Zoning Board. The application re-establishes residential density and floor area, as well as the ability to convert commercial development rights into residential density. Also proposing to amend Table IV to establish building setbacks (10 - 15 ft. measured to the curb line).
2. **ZB APPLICATION #221-15 - RMS COMPANIES (Applicant & Contract Purchaser) and GREYROCK DEVELOPMENT, LLC (Owner) - 0 GREYROCK PLACE (004-1972), 172 GREYROCK PLACE and 154 BROAD STREET - Map Change:** Applicant is proposing a rezoning from the present MX-D zoning district to C-G zoning district.
3. **ZB APPLICATION #221-16 - RMS COMPANIES (Applicant & Contract Purchaser) and GREYROCK DEVELOPMENT, LLC (Owner) - 0 GREYROCK PLACE (004-1972), 172 GREYROCK PLACE and 154 BROAD STREET - Special Permit and Site & Architectural Plans and/or Requested Uses:** Applicant is proposing to develop this site to create an 8-story residential building with 228 apartments; 8,000 sq. ft. of office space and tenant and public amenities.

4. **ZB APPLICATION #221-12 - MAPLEVIEW TOWER PRESERVATION, L.P. - 51 GROVE STREET - Map Change:** Applicant is proposing to rezone 51 Grove Street from the R-MF Zoning District to the C-G Zoning District. The building is operated as affordable, senior housing. This rezoning would make the existing legally-nonconforming building conforming and enable the 500 sq. ft. expansion of the existing community room.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #011-21 - JUAN P. PAREDES, PE, JP ENGINEERING & ARCHITECTURAL SERVICES, LLC representing NOVA ACADEMY, LLC - 59 SOMERSET LANE - Special Permit:** Applicant owns a single-family dwelling with an attached two-car garage and a shed. Applicant is seeking a Special Permit under Section 4.B.c.(5) District Regulations, Permitted Uses, Special Permit Child Day Care Centers, Group Day Care Homes to convert the unfinished/unheated two-car garage (20 ft. x 29 ft. 4 in.) into finished/livable indoor space for a proposed child day care center (665 sq. ft.) for 19 children (10 infants and 9 toddlers); five (5) childcare providers, and seven (7) off-street parking spaces (5 for childcare providers and 2 for children/parents). Hours of operation will be 8:00 a.m. to 5:00 p.m. The existing backyard is proposed to be utilized for outdoor recreations activities with minimal landscaping modifications planned.
2. **ZBA APPLICATION #012-21 - ANTHONY STRAZZA representing DARIUSZ LESKIEWSKI - 16 REMINGTON STREET - Variance Table IV, Appendix B:** Applicant owns a two-story two-family dwelling and is proposing a 1½-story addition to the existing structure which is non-conforming as to the side and front yard setbacks. Applicant is requesting: [a] a side yard setback of 17 ft. 3 in. in lieu of 18 ft. requested; [b] a street line setback of 8 ft. in lieu of the 15 ft. required; and [c] a right side yard setback of 4.3 ft. in lieu of the 8 ft. required.
3. **ZBA APPLICATION #013-21 - RICCARDO GALLO & BARBARA KING - 54 ALBIN ROAD - Variance of Table III, Appendix B:** Applicant owns a single-family dwelling with a garage and is proposing a 3 ft. x 8 ft. 4 in. addition under a proposed 5 ft. 6 in. x 28 ft. covered porch. Applicant is requesting the following for the proposed addition: [a] street line setback of 26.4 ft. in lieu of the 30 ft. minimum allowed; and [b] a street center setback of 51.4 ft. in lieu of the 55 ft. minimum allowed.
4. **ZBA APPLICATION #014-21 - DOUGLAS ALDERMAN representing USHA S. NEELAKANDAN and SIVAKIMAR THIAGARAJAN - 65 LANTERN CIRCLE - Variance of Table III, Appendix B:** Applicant owns a single-family dwelling with a garage and is proposing to extend the garage and add a 24 ft. x 18 ft. bedroom. Applicant is requesting a side yard setback of 3.7 ft. in lieu of the 10 ft. required and a total side yard setback of 13.7 ft. in lieu of the 20 ft. required.

OLD BUSINESS:

SUBDIVISION #3933 - GUISEPPE LARIA - 114 POND ROAD: Extension of time.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

- May 11, 2021
- May 25, 2021 *(At the applicant's request, the Public Hearing for Signal Road had been rescheduled to this meeting)*