

**STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, MAY 25, 2021
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
6:30 p.m.**

JOIN ZOOM MEETING
<https://us02web.zoom.us/j/82015582895>

*Meeting ID: 820 1558 2895
Passcode: 750289*

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/82015582895>; **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.*

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Jennifer Godzeno, Secretary and Michael Buccino. Alternates: William Levin and Stephen Perry. Absent: Michael Totilo, Voting Member. Present for staff: David W. Woods, PhD, FAICP, Deputy Director of Planning.

Ms. Dell called the meeting to order at 6:50 p.m., introduced the members of the Board and staff present and introduced the first item on the agenda.

PLANNING BOARD MEETING MINUTES:

May 11, 2021: After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Regular Meeting Minutes of May 11, 2021; Mr. Buccino seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino Godzeno, Levin and Tepper).

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

- 1. WPCF FORCE MAIN REPAIR - PROJECT #001236 - TOTAL REQUEST \$2,530,000.00:**
Repair of a 42 inch force main at Stamford Water Pollution Control facility.

After a brief discussion, Mr. Buccino recommended approval of WPCF Force Main Repair - Project #001236 with a Total Request of \$2,530,000.00 to repair a 42 inch force main at the Stamford Water Pollution Control Facility. 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 (Dell, Buccino, Godzeno, Perry and Tepper).

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #221-18 - TPS ASSOCIATES, LLC & LGS, LLC - 248 WEST AVENUE - Text Change:** The proposed Text Change seeks to permit one (1) ground or pole sign on limited sites in the NX-D (Neighborhood Mixed-Use Design District) zoning district.

This Text Change will allow for street signage that is consistent within the NX-D (Neighborhood Mixed-Use Design District) zoning district and the surrounding districts.

Dr. Woods made introductory comments and Deborah Brancato, of Carmody Torrance Sandak Hennessey, LLC, made a brief presentation and answered questions.

After a brief discussion, Mr. Levin recommended **approval** of **ZB Application #221-18** and that this request is compatible with the neighborhood and consistent with Master Plan Category #13 (Industrial - General); Mr. Buccino seconded the motion and passed with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Levin, and Tepper).

2. **ZB APPLICATION #221-20 - CITY OF STAMFORD ZONING BOARD - Text Change:** Applicant is proposing, as part of the Omnibus Text Change, to Amend Section 9.G. (C-D Designed Commercial Districts) and add a new Section 19.H General Development Plans. The changes to Section 9.G would streamline the C-D District Regulations. Currently, General Development Plans have varying definitions in different zoning districts. New Section 19.H. would create a uniform regulation for General Development Plans. As a consequence, several district regulations would need to be updated to refer to the newly created standards for General Development Plans.

In addition to the C-D district changes and General Development Plan, this Text Change has two other minor amendments including a definition for Murals and eliminating a Special Permit requirement for Group Day Care Homes.

Dr. Woods provided a brief explanation of the Text Change including the additional amendments for Murals and Group Day Care Homes and answered questions from the Board.

After a brief discussion, Mr. Perry recommended **approval** of **ZB Application #221-20** and that this request is compatible with the neighborhood and consistent with the 2015 Master Plan; Ms. Godzeno seconded the motion and passed with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Perry, and Tepper).

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #014-21 - USHA NEELAKANDAN & SIVAKIMAS THIAGARAJAN - 56 LANTERN CIRCLE - Variance of Table III, Appendix B:** Applicant owns a single-family dwelling with an attached garage. Applicant would like to extend the garage and add above 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 13.7 ft. in lieu of the 20 ft. required.

This application was previously heard at the April 27, 2021 meeting. It is being presented again as the applicant had an incorrect address on their first application. This parcel is the classic definition of a tortured lot line and as such, the existing garage is already a legal nonconforming structure. The applicant is requesting a slight expansion of the existing legal nonconforming structure and is proposing building above the existing garage.

After a brief discussion, Mr. Tepper recommended **approval** of **ZBA Application #014-21** as presented with the corrected address of 56 Lantern Circle and that this request is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential- Low Density Single-Family); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Levin and Tepper).

2. **ZBA APPLICATION #015-21 - JOSEPH J. CAPALBO, II representing VICTORY AUTO BODY OF STAMFORD, LLC - 16 VICTORY STREET - Motor Vehicle:** There is an existing automobile body repair facility on the subject parcel and the applicant is proposing to assume the existing automobile body repair facility operations. There are no changes anticipated to the existing site plan.

After a brief discussion, Mr. Buccino recommended **approval** of **ZBA Application #015-21** with the following recommendations: (1) the applicant keep regular business hours; (2) prohibit the operation of a car wash and (3) prohibit the operation of an auto body painting shop and that this request is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single-Family); Mr. Perry seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Perry and Tepper).

3. **ZBA APPLICATION #016-21 - OSCAR MUÑOZ - 1114 SHIPPAN AVENUE - Variance of Table III, Appendix B:** Applicant owns a single-family dwelling with a detached one-car garage and is proposing a second floor addition, which will remain within the existing footprint and remain as a single-family use. Applicant is requesting a side yard setback of 2.9 ft. in lieu of the 6 ft. required.

This house was built before Zoning, is an odd-shaped lot and the applicant would only have the ability to build behind.

After a brief discussion, Ms. Godzeno recommended **approval** of **ZBA Application #016-21**, and that this request is compatible with the neighborhood and consistent with Master Plan Category #3 (Residential - Low Density Multifamily); Mr. Levin seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Levin and Tepper).

4. **ZBA APPLICATION #017-21 - ALEX & NICHELLE WADDELL - 134 WEBBS HILL ROAD - Special Permit:** Applicant owns a single-family dwelling, which is used as the primary residence and a day care facility for six (6) children. The applicant is requesting to expand the number of children to twelve (12) to assist in fulfilling the need for affordable day care. The hours of operation are 8:00 a.m. to 5:30 p.m., Monday through Friday; children will be 1-year to 5-years-old and the applicant will be picking-up and dropping off children from and to their homes.

Jacqueline Kaufman, Carmody Torrance Sandak Hennessey, LLP, representing the applicant, made a presentation and answered questions. Rachael Breslin, Carmody Torrance Sandak Hennessey, LLP, and Nichelle Waddell were also present to answer questions.

After a brief discussion, Mr. Perry recommended **approval** of **ZBA Application #017-21**, and that this request is compatible with the neighborhood and consistent with Master Plan Category #1 (Residential-Low Density Single-Family); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Perry and Tepper).

OLD BUSINESS:

Ms. Dell made reference to ZBA Application #011-21 - 59 Somerset Lane presented at the April 27, 2021 meeting where the applicant was requesting permission to operate a group day care home for 16 children, which was approved. Ms. Dell explained that the referral letter written after the meeting states the application is consistent with Zoning Regulations and the Master Plan. After the meeting, Dr. Woods realized that the approval should have been for 12 children instead of 16 as per Zoning Regulations Section 5. Use Regulations (#2 - Group Day Care Home). The applicant was upset about the change in the number of children. The applicant was advised the number of children was not changed and the Zoning Board of Appeals was told that the application was approved for 16 children but with further review after the meeting, it was realized that 12 children maximum were allowed by Zoning Regulations and the Zoning Board of Appeals should review the application for 12 children and not the 16 presented. Ms. Dell stated the Zoning Board of Appeals had provided suggestions on what actions the applicant could take before presenting to the Zoning Board of Appeals. Ms. Dell wanted to let the Board know why a possible approval by the Zoning Board of Appeals would be for 12 children instead of 16 as presented on April 27, 2021.

Dr. Woods made mention of the passing of Dudley Williams, Executive Director of the Mill River Collaborative.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

- June 8, 2021
- June 22, 2021
- NO MEETINGS IN JULY

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 7:51 p.m.

Respectfully Submitted

May 27, 2021

Jennifer Godzeno, Secretary
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