

**AGENDA**  
*(REVISED JUNE 21, 2021)*  
**STAMFORD PLANNING BOARD**  
**REGULAR MEETING**  
**VIA THE INTERNET & CONFERENCE CALL**  
**TUESDAY, JUNE 22, 2021**  
*6:30 p.m.*

**JOIN ZOOM MEETING**  
<https://us02web.zoom.us/j/83635272223>

*Meeting ID: 836 3527 2223*  
*Passcode: 410873*

**ONE TAP MOBILE**  
+16465588656,,83635272223# US (New York)  
+13017158592,,83635272223# US (Washington DC)

**DIAL BY LOCATION**  
+1 646 558 8656 US (New York)  
+1 301 715 8592 US (Washington DC)  
+1 312 626 6799 US (Chicago)

*Meeting ID: 836 3527 2223*  
*Passcode: 410873*

**FIND YOUR LOCAL NUMBER: <https://us02web.zoom.us/j/83635272223>**

**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](mailto: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](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](mailto:lcapp@stamfordct.gov) or submit through a Chat message to the Planning Board Chair during the meeting.

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**PLANNING BOARD MEETING MINUTES:**

May 11, 2021

**ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #221-21 - GLADYS CONTRERAS - 70 ALVORD LANE, UNIT A - Special Permit:** Applicant is requesting a Special Permit to operate a Group Day Care Home for up to 12 children at 70 Alvord Lane, Unit A. Property is located within the R-5 Zoning District.
2. **ZB APPLICATION #221-22 - FALASHA CAMPBELL - 110 PROSPECT STREET - Special Permit:** Applicant is requesting a Special Permit to operate a Group Day Care Home for 12 children at 110 Prospect Street. The property is in the R-MF Zoning District.

**ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #024-21 - JOHN F.X. LEYDON, JR., ESQ. representing THE BRIDGEPORT ROMAN CATHOLIC DIOCESAN CORP. - 914-926 NEWFIELD AVENUE a/k/a 894 NEWFIELD AVENUE - Special Permit:** The Bridgeport Roman Catholic Diocesan Corp. along with the Mater Salvatoris College Preparation School, which operates out of the former Trinity Catholic school building, is seeking allowance to construct a modest playground to serve the children of the school. The playground will be located west of the southerly wing of the school and will consist of several typical playground structures set over a soft porous bed of either wood or rubber chips, placed over 4 inches of crushed stone, contained by border edging.
2. **ZBA APPLICATION #026-21 - JOSEPH J. CAPALBO, II representing RICHARD G. RICCARDI - 11 HALF MOON WAY - Variance of Table III, Appendix B:** Applicant owns a single-family dwelling on a 10,723 sq. ft. lot and is proposing to move the dwelling forward from its existing location closer to the street in an effort to take it out of the flood zone which will result in compliance with the FEMA regulations and allow improvement and updates to the existing structure.

Applicant is requesting the following variances:

- Front yard setback from the garage of 14.4 ft. in lieu of the 40 ft. required.
- Street center setback of 39.4 ft. in lieu of the 65 ft. required.
- Front yard setback from the proposed covered porch of 21.6 ft. in lieu of the 34 ft. required.
- Front yard to street center from the proposed covered porch of 46.6 ft. in lieu of the 59 ft. required.
- East side yard setback of 9.6 ft. in lieu of the 10 ft. required
- West side yard setback of 6.3 ft. in lieu of the 10 ft. required.
- Chimney 7.3 ft. in lieu of the 8 ft. required.

3. **ZBA APPLICATION #022-21 - KATIE WAGNER, QUESITED CONSULTING, LLC representing RAYMOND PIEDMONT - 46 VINCENT AVENUE - Variance of Table III, Appendix B:** Applicant owns a single-family dwelling and is proposing to add a sunroom with access to a new deck. Applicant is requesting a rear yard setback of 19 ft. for the deck in lieu of the 30 ft. required and a rear yard setback of 25.7 ft. for the sunroom in lieu of the 30 ft. required.
4. **ZBA APPLICATION #021-21 - RAYMOND MAZZEO, REDNISS & MEAD, representing CHRISTOPHER & COLEEN BANKS - 28 KENILWORTH DRIVE WEST - Variances:** Applicant owns a single-family dwelling and is proposing to construct a 6 ft. x 26 ft. (156 sq. ft.) patio with a pergola. Applicant is requesting the following variances:
  - **Section 4.B.2.d.(2). (e) and Table III, Appendix B:** Front yard setback of 21 ft. in lieu of the 40 ft. required.
  - **Table III, Appendix B:** Front street center setback of 46 ft. in lieu of the 65 ft. required.
  - **Article II - Definition Accessory Structure:** Allowance for the proposed patio with pergola within the front yard.

5. **ZBA APPLICATION #019-21 - JASON LoRUSSO - 58 OGDEN ROAD - Variance of Table III, Appendix B:** Applicant owns a one-story, single-family dwelling and is proposing to add a second story over the existing footprint with no change in size, shape or location. Applicant is requesting: (a) a front street line of 26 ft. in lieu of the 30 ft. required; and (b) a front street centerline of 51 ft. in lieu of the 55 ft. required.
6. **ZBA APPLICATION #020-21 - LEIGH FRECKER - 24 PONUS AVENUE - Variance of Table III, Appendix B:** Applicant owns a one-story, single-family dwelling and is proposing to add a second story. Applicant is requesting the following variances:
- Front yard street line of 13.5 ft. in lieu of the 25 ft. minimum required.
  - Street center of 38.5 ft. in lieu of the 50 ft. minimum required.
  - Side yard setback of 3.5 ft. in lieu of the 6 ft. minimum required.
  - Rear yard setback of 4.8 ft. in lieu of the 30 ft. minimum required.
  - Maximum building coverage of 32.5% in lieu of the 25% maximum allowed.
7. **ZBA APPLICATION #023-21 - EMILIA FERRI ARCHITECTURE + DESIGN representing EDGAR FELICIANO & LISSETTE FIGUEROA - 110 MIDLAND AVENUE - Variance of Table III, Appendix B:** Applicant owns a single-family dwelling with a detached shed and is proposing a new addition to the rear aligning with the existing rear wall along with an open porch. Applicant is requesting a rear yard setback of 23.4 ft. in lieu of the 30 ft. required for the single-story addition and a front yard setback of 50 ft. in lieu of the 55 ft. required for the new porch.
8. **ZBA APPLICATION #025-21 - EVA CHIAMULERA, AUSTIN GANIM LANDSCAPE DESIGN, LLC representing KALE JARRED & MELISSA EVANS - 39 LISA LANE - Variances:** Applicant owns a single-family dwelling with attached garage, porches, deck and a wooden planter box located at the rear edge of the existing lawn areas. The applicant is proposing to install a 15 ft. x 38 ft. in-ground swimming pool (570 sq. ft. water surface area) with coping (67 sq. ft.) and a patio (637 sq. ft.) surrounding the pool. The outside perimeter of the pool patio is a 25 ft. x 55 ft. rectangle. There will also be two (2) walkways, including steps that lead from the pool patio to the house and front yard (120 sq. ft.). A 5 ft. x 10 ft. (50 sq. ft.) area has been identified for the proposed pool equipment. The proposed pool enclosure fence, including gates is 240 LF and a 26.5 LF curb for a window well adjacent to the garage side of the house. The applicant is requesting the following variances:
- **SECTION 3 - DEFINITIONS \ 3.B. Defined Terms \ Accessory Structure (Pg. 3-1):** Request a variance to locate pool, patio, walk, steps, pool equipment, pool equipment pad, fence, and gates within the front yard setback of the property.
  - **SECTION 4 - DISTRICTS & DISTRICT REGULATIONS - Section 4.8. District Regulations \ e. Building Regulations \ (2) RA-2 Districts \ (e) Minimum Yards (Pg. 4-4):** Request a variance to the minimum yard requirement for the front yard setback parallel to South Lake Drive for the proposed pool, patio, walk, steps, pool equipment and pool equipment pad.
  - **SECTION 7 - AREA & SUPPLEMENTAL REGULATIONS\7C. [PERMITTED FRONT YARD ENCROACHMENTS] (Pg.7-1):** Request a variance to have the following features or the proposed pool, patio, walk, steps, pool equipment and pool equipment pad to encroach into the front yard setback in the area parallel to South Lake Drive.
  - **SECTION 7 - AREA & SUPPLEMENTAL REGULATIONS\7.M. [CORNER LOT YARD REQUIREMENTS IN RESIDENTIAL DISTRICTS] (Pg. 7-4):** Request a variance to the required corner lot front setback to allow for the location of pool, patio, walk, steps, pool equipment, and pool equipment pad within a portion of the front yard setback parallel to South Lake Drive.

• **APPENDIX B: SCHEDULE OF REQUIREMENTS FOR AREA, HEIGHT & BULK OF BUILDINGS (Pg. B-1). Request a variance for the following modifications:**

- Proposed pool 40.3 ft. to the street line in lieu of the 60 ft. minimum allowed.
- Proposed pool 65.3 ft. to the street center in lieu of the 85 ft. minimum allowed.
- Proposed pool patio at grade 35.3 ft. to the street line in lieu of the 60 ft. minimum allowed.
- Proposed pool patio at grade 60.3 ft. to the street center in lieu of the 85 ft. minimum allowed.
- Proposed pool equipment & pad at grade 46.7 ft. to the street line in lieu of 60 ft. minimum allowed.
- Proposed pool equipment & pad at grade 61.7 ft. to the street center in lieu of the 85 ft. minimum allowed.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

- NO MEETINGS IN JULY
- August 10, 2021 - Regular Meeting & Public Hearing (Master Plan Amendment #MP-441 - Signal Road)