

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, AUGUST 31, 2021
6:30 p.m.

JOIN ZOOM MEETING
<https://us02web.zoom.us/j/89945458871>

Meeting ID: 899 4545 8871
Passcode: 899708

ONE TAP MOBILE
+13126266799,,89945458871# US (Chicago)
+16465588656,,89945458871# US (New York)

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

Meeting ID: 899 4545 8871
Passcode: 899708

FIND YOUR LOCAL NUMBER: <https://us02web.zoom.us/j/89945458871>

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/89945458871>; **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:

August 11, 2021 - Special Meeting

REQUEST FOR AUTHORIZATION:

1. **LEASE AMENDMENT - BELLTOWN ELDERLY HOUSING:** New Neighborhoods has a long-term lease of the City's property known as Belltown Elderly Housing. The existing lease expires on December 30, 2058. New Neighborhoods seeks a second Refinance Loan from HUD, which requires that the term of the lease extend 50 years from the date of the Refinance Loan. The purpose of the amendment to the lease is to extend the term of the lease so as to achieve compliance with the conditions of the HUD Refinance Loan.

REQUEST FOR AUTHORIZATION

CAPITAL PROJECT APPROPRIATION REQUESTS:

1. **CAPITAL CLOSEOUT RECOMMENDATIONS:** 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
CP5203	Affordable Housing Linkage Program	\$1,209,096.00	
C46580	Affordable Housing/Zoning Initiative	\$1,091,158.37	
CP0056	Traffic Signals, Lighting & Safety Improvements	\$3,500,000.00	Federal Grant
TOTAL:		\$5,800,254.37	

2. **TRAFFIC SIGNALS, LIGHTING & SAFETY IMPROVEMENTS - PROJECT #CP0056 - TOTAL REQUEST \$762,699.95:** The original appropriation was included in the FY 2010-2011 Capital Budget in anticipation of Federal grant funds being available for several traffic improvement projects. The grants did not materialize and/or were appropriated elsewhere. Funds were still required for normal City operations and we expended from this account.
3. **CITYWIDE SIGNALS - PROJECT #C56174 - TOTAL REQUEST \$12,000.00:** The Transportation, Traffic & Parking Department recommended the Applicant; LGS, LLC; contribute \$12,000.00 to pedestrian signal upgrades at the intersection of West Avenue and Grenhart Road in order to increase pedestrian safety at the intersection.
4. **KOSCIUSZKO PARK - PROJECT #C56802 - TOTAL REQUEST \$75,000.00:** The Transportation, Traffic & Parking Department recommends that the Applicants; HPP Three, LLC & HPP Six, LLC; contribute \$75,000.00 for improvements to Kosciuszko Park which would include regarding and replenishing the gravel parking area, improved pedestrian access and pathways through the park and improved park signage.

OLD BUSINESS:

1. **SUBDIVISION #3291 - 44 CHESTNUT HILL ROAD - LESTER & LEE FRAM ROSSIN:** The current property owners Patrick Sweeney and Mary Dunn, are requesting the removal of Condition No. 5 from the Planning Certificate filed with the City of Stamford Town Clerk on March 28, 1985 (Book 2532, Pg. 70) , which reads as follows: *“No building permit shall be issued for Lot 4 until the drainage and driveway have been constructed in accordance with the plans approved by the City Engineer.”* Mr. Sweeney feels this condition is not necessary and a completed driveway would suffer damage by the heavy equipment required for the excavation, foundation and site work for Lot Nos. 3 & 4.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #027-21 - ANTHONY STRAZZA, STRAZZA CONSULTING representing ROMANIELLO INDUSTRIES, LLC - 20B LAFAYETTE STREET - Variance of Table III, Appendix B (Schedule of Requirements for Area, Height & Bulk of Buildings) and Section 10A:** Applicant owns four (4) garages for East Coast Service & Towing and is proposing to raise a 27.5 ft. x 25 ft. (687.5 sq. ft.) area of the roof to accommodate a higher garage door to allow a large tow truck to enter. There will be no change in the footprint. Applicant is requesting an allowance for the 687.5 sq. ft. portion of the roof to be raised 4.9 ft. in line with the existing walls. The raised roof area will be 9.4 ft. from North State Street and 35.4 ft. from the center of the street in lieu of the 15 ft. from the street lot line and 40 ft. from the center of the street. Applicant is also requesting expansion of a non-conforming use.
2. **ZBA APPLICATION #028-21 - BENEDEK & TICEHURST representing BRUCE FRIEDMAN and LAURA HEALY - 175 SOUTH LAKE DRIVE - Variances of Section 3.B (Defined Terms-Accessory Structures); Section 4.B (Minimum Front Yard Setback); Section 7C (Permitted Front Yard Encroachments) and Table III, Appendix B:** Applicant owns a single-family residence and is proposing to install an 18 ft. x 42 ft. swimming pool (19 ft. from front property line) along with pool equipment (28 ft. from front property line) and a 21 ft. x 11 ft. pavilion (26 ft. 6 in. from front property line). Applicant is requesting the following:

- The proposed pool to have a street line setback of 19 ft. in lieu of the 60 ft. minimum allowed.
- The proposed pool to have a street center setback of 44 ft. in lieu of the 85 ft. minimum allowed.
- The proposed pool equipment to have a street line setback of 28 ft. in lieu of the 60 ft. minimum allowed.
- The proposed pool equipment to have a street center setback of 51 ft. in lieu of the 85 ft. minimum allowed.
- The proposed pavilion to have a street line setback of 26 ft. 6 in. in lieu of the 60 ft. minimum allowed.
- The proposed pavilion to have a street center setback of 53 ft. 6 in. in lieu of the 85 ft. minimum allowed.

3. **ZBA APPLICATION #029-21 - KATIE WAGNER, QUESITED CONSULTING, LLC representing BERNARD and ELIZABETH LUNNY - 10 ROGERS ROAD - Variance of Table III, Appendix B:** Applicant owns a single-family residence with a garage. Applicant is proposing the addition of a second story and to enclose an existing covered patio. Applicant is requesting a rear yard setback of 30.1 ft. in lieu of the 50 ft. required.

4. **ZBA APPLICATION #030-21 - JUAN P. PAREDES, PE representing ANDY ROBLES, LLC - 297 OAKLAWN AVENUE - Variances:** Applicant owns an existing exempt commercial MDL-94 religious assembly facility and is seeking to change from religious assembly to a single-family residential dwelling. The existing 1,160 sq. ft. one-story building will be reconstructed as a single-family, two-story dwelling with a total of 2,663, sq. ft. livable space (1,569 sq. ft. footprint) with an attached one-car garage and reconfigured driveway. Also proposed is a 409 sq. ft. (footprint) two-story addition on the northwestern side of the building. Front setback encroachments along Benstone Street and Oaklawn Street will remain non-compliant.

Applicant is requesting the following:

- a. Section 4.B.2d(3)(e) - Minimum Yards:
 - Front setback of 16.9 ft. in lieu of the 30 ft. required (along Benstone Street).
 - Front setback of 24.2 ft. in lieu of the 30 ft. required (along Oaklawn Avenue).
- b. Table III, Appendix B - Schedule of Requirements for Area, Height & Bulk of Buildings/Front Street Center Minimum Yard:
 - Front yard setback from street center of 48.2 ft. in lieu of the 55 ft. required (along Benstone Street).
 - Front yard setback from street center of 41.9 ft. in lieu of the 55 ft. required (along Oaklawn Avenue).
- c. Section 12.C.1 & Table 12.5 - Minimum Distances of Parking Areas from Lot Lines & Buildings:
 - 0 ft. in lieu of the 10 ft. required for second parking space.

5. **ZBA APPLICATION #031-21 - JEFFREY PINEDO - 939 HIGH RIDGE ROAD - Motor Vehicle:** Applicant is requesting to re-establish two (2) garage bays for general repair license. (Gas pumps and convenience store were previously approved and will remain in the same location.)

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

- September 14, 2021
- September 28, 2021