

**STAMFORD PLANNING BOARD  
APPROVED MINUTES - TUESDAY, SEPTEMBER 28, 2021  
REGULAR MEETING  
VIA THE INTERNET & CONFERENCE CALL  
6:30 P.M.**

**JOIN ZOOM MEETING**

**<https://us02web.zoom.us/j/82408273376>**

**Meeting ID: 824 0827 3376**

**Passcode: 610586**

**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/82408273376>; **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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Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Jennifer Godzeno, Secretary; Michael Buccino and Michael Totilo. Alternates: William Levin and Stephen Perry. Present for staff: Vineeta Mathur, Acting Principal Planner.

Ms. Dell called the meeting to order at 6:30 p.m., introduced the members of the Board and staff present and introduced the first item on the agenda.

**PLANNING BOARD MEETING MINUTES:**

**September 14, 2021:** After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Regular Meeting Minutes of September 14, 2021; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo)

**ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #221-27 - GROWING MINDS DAYCARE & LEARNING CENTER - 1435 BEDFORD STREET - Special Permit:** Applicant is proposing to open a Child Day Care Center located at the residential community of 1435 Bedford Street (Suite 1E) occupying a 4,201 sq. ft. space and consisting of six (6) classrooms along with a dedicated outside play area. There will be a total of ten (10) employees and will accommodate approximately fifty (50) children ranging in age from 4-months to 5-years-old. The applicant has acquired thirteen (13) designated garage level parking spaces in the 102 space underground garage. In addition, there is a total of 270 surface level parking spaces, which are available on a first come, first serve basis.

The proposed Child Day Care Center will help address the wide gap between the demand for child care services and the available supply and will also provide convenient access to child care within a residential building. To ensure smooth operation, the teachers will facilitate curbside drop-off and pick-up by parents supported by an app allowing parents to check-in ahead of time. The Child Day Care Center requires 13 parking spaces, which it will meet through 13 dedicated spaces in the underground garage. These spaces will be available for the employees and occasional parent parking supplemented by the large shared surface parking lot. The playground area at the rear of the building will have two fenced sections for children of different age groups.

After some discussion, Mr. Totilo recommended **approval** of **ZB Application #221-27** and that this request is compatible with and supports the uses in the neighborhood and is consistent with Master Plan Category #5 (Residential - High Density Multifamily); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

**ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #032-21 - RAYMOND MAZZEO, REDNISS & MEAD representing GINA CAPPELLI and PAUL GARBUIO - 6 KENILWORTH DRIVE EAST - Variance of Section 4.B.2.d(2)(e) and Appendix B, Table III:** Applicant owns a single-family dwelling with associated driveway, patio and landscaping. Applicant is proposing to demolish the existing structure and construct a new single-family dwelling with associated driveway, patio, pool shed and landscaping and is requesting a front street line setback of 33 ft. in lieu of the 40 ft. required and a front street center setback of 52 ft. in lieu of the 65 ft. required.

The two front setbacks required for this corner lot limit the buildable area for this property. The requested variance will allow modest relief of the front setback along Soundview Avenue. The proposed dwelling will be further setback from Soundview Avenue than the existing building. The reduction in setback will have minimal impact on the street given the presence of a stonewall and several large trees along the property line as well as the fact that the property is approximately 5 ft. below the grade of Soundview Avenue

After a brief discussion, Mr. Tepper recommended **approval** of **ZBA Application #032-21** and that this request is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single Family); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

2. **ZBA APPLICATION #033-21 - JOSEPH J. CAPALBO, III representing RICHRD G. RICCARDI - 11 HALF MOON WAY - Variance of Table III, Appendix B:** Applicant owns a single-family dwelling located 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 remove it from the flood zone which will result in compliance with FEMA regulations and thereby provide for the ability to make improvements and updates to the existing dwelling. Applicant is requesting the following:
  - Front yard setback from the garage of 14.1 ft. in lieu of the 40 ft. required.
  - Street center setback of 39.1 ft. in lieu of the 65 ft. required.
  - Front yard setback of 21.4 ft. in lieu of the 34 ft. required.
  - Front yard to street center setback from the proposed covered porch of 46.4 ft. in lieu of the 59 ft. required.
  - Side yard (east) setback of 8.6 ft. in lieu of the 10 ft. required.
  - Side yard (west) setback of 7.1 ft. in lieu of the 10 ft. required.
  - Chimney 6.3 ft. in lieu of 8 ft. required.

The requested variances will allow the building to be compliant with FEMA Regulations and result in better protection of the structure during a flood event. The variances requested are the minimum necessary to achieve compliance and therefore staff supports the request. This application is a minor revision of a previous application supported by the Planning Board. The applicant modified the previous plans to move the structure by a foot in order to accommodate a request by a neighbor.

After a brief discussion, Mr. Totilo recommended **approval** of **ZBA Application #033-21** and that this request is required by FEMA Regulations, is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single Family); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

**NEW BUSINESS:**

Ms. Dell announced that the Mayor contacted her about holding a Special Joint Meeting with the Board of Finance and Board of Representatives regarding a \$21 million Capital Appropriation project with American Recovery Plan (ARP) funding for HVAC in schools and stormwater in the City, and possible FEMA reimbursement for storm related projects post Storm Ida. Ms. Dell suggested Tuesday, October 12, 2021 for the Special Meeting if the three Boards were not all available to attend the Regular Meeting scheduled for October 5, 2021. All Board members agreed and stated they were available for both dates.

Ms. Dell mentioned the article in the newspaper regarding accessory apartments in Stamford. Ms. Dell stated she spoke with Ms. Mathur and Ralph Blessing, Land Use Bureau Chief, as to how this should be handled for the City of Stamford. They will meet to discuss then bring it forward to the Planning Board to talk about how to address this issue. Ms. Dell explained that this is an issue that should be discussed but there should be parameters as to how to proceed. Ms. Dell feels that accessory apartments are a good idea but should be more family-oriented in private homes and not as rental units as homes in North Stamford are zoned for single-family and not allowed to have rentals. But, if mandated by the State, the Planning Board could submit a Text Change to adjust the Master Plan.

Next regularly scheduled Planning Board meetings are:

- October 5, 2021 (Regular Meeting)
- October 12, 2021 (Special Joint Meeting with Board of Finance)
- October 19, 2021 (Capital Budget - BEGINS AT 6:30 P.M.)

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 7:00 p.m.

Respectfully Submitted

September 29, 2021

Theresa Dell, Chair  
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](http://cityofstamford.granicus.com/ViewPublisher.php?view_id=20)