

**STAMFORD PLANNING BOARD  
APPROVED MINUTES - TUESDAY, FEBRUARY 22, 2022  
REGULAR MEETING  
VIA THE INTERNET & CONFERENCE CALL  
6:30 p.m.**

**JOIN ZOOM MEETING**  
<https://us02web.zoom.us/j/88008539970>

*Meeting ID: 880 0853 9970*  
*Passcode: 028754*

**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/88008539970>; **OR***
- *If not, then **Call-in** using the **phone number & password** 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; Michael Buccino and Michael Totilo. Alternates: William Levin and Stephen Perry. Absent: Jennifer Godzeno, Regular Member and Secretary. Present for staff: Vineeta Mathur, Principal Planner; Sandy Dennies, Director of Administration; Isidore Sobkowski, Chief Digital Officer and Anthony Romano, Management Analyst, Office of Policy & Management.

Ms. Dell called the meeting to order at 6:33 p.m., introduced the members of the Board and staff present.

Ms. Dell introduced the first item on the agenda.

**PLANNING BOARD MEETING MINUTES:**

**February 8, 2022:** After a brief discussion, Mr. Buccino moved to recommend approval of the Planning Board Regular Meeting Minutes of February 8, 2022; Mr. Levin seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Levin, Tepper and Totilo).

**CAPITAL BUDGET AMENDMENT:**

**DIGITAL INFRASTRUCTURE CLOUD MIGRATION - TOTAL REQUEST \$2,500,000.00:** This is an additional Short Term Financing: Capital project. Stamford is proactively enhancing its digital environment through digital infrastructure migration to the Cloud.

Mr. Romano made brief comments explaining Mayor Simmons decided to add this to the Capital Budget FY 2022-2023.

Isidore Sobkowski, Chief Digital Officer, made a presentation and answered questions from the Board.

Ms. Dell called for a motion to accept the addition of the Digital Infrastructure Cloud Migration for a Total Request of \$2,500,000.00 (funds from the American Recovery Project) to the Capital Budget for 2022-2023 and Capital Plan for 2023-2029. Mr. Buccino made a motion to accept the addition of the Digital Infrastructure Cloud Migration for a Total Request of \$2,500,000.00 to the Capital Budget for 2022-2023 and Capital Plan for 2023-2029; Mr. Perry seconded the motion and passed unanimously with all members present accepting the addition of the Digital Infrastructure Cloud Migration for a Total Request of \$2,500,000.00 to the Capital Budget for 2022-2023 and Capital Plan for 2023-2029, 6-0 (Dell, Buccino, Levin, Perry, Tepper and Totilo).

**ZONING BOARD REFERRALS:**

- 1. ZB APPLICATION #222-01 - CITY OF STAMFORD ZONING BOARD - 888 WASHINGTON BLVD. - Text Change (Tabled from the February 8, 2022 Meeting):** Applicant is proposing, as part of the Omnibus Text Changes, Clean-up 3, which proposes to reorganize the City of Stamford Zoning Regulations, clarify certain definitions and procedures and to update and add new definitions, procedures and Zoning districts and delete certain sections.

Ms. Dell asked the Board if there were any questions to Ms. Mathur's response to the issues raised at the February 8, 2022 meeting. There was no response. All questions were answered by Ms. Mathur's summary.

After a brief discussion, Mr. Levin recommended **approval** of **ZB Application #222-01** and that this request is compatible with the neighborhood and consistent with the 2015 Master Plan; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Levin, Tepper and Totilo).

**ZONING BOARD OF APPEALS REFERRALS:**

- 1. ZBA APPLICATION #004-22 - 24 AKBAR ROAD - JOHN A. & GERALYN CASSONE - Variance of Table III, Appendix B:** Applicant owns a single-family, one-story ranch dwelling with a screened-in porch and attached carport. Applicant is proposing to update the existing structure, built in 1965, by converting the carport into a bedroom and converting the screened-in porch to living space by adding an addition of approximately 8 ft. 5 in. x 11 ft. 3 in. to allow for kitchen/dining space.

The Applicant requests a minor Variance of the side yard setback from 15 ft. to 10.8 ft. in the RA-1 Zoning District. The property is odd-shaped (triangular) and thus provides limited opportunities for lateral expansion. The residence is single story and the requested Variance will allow a modest expansion of the kitchen area. Approval of this request will facilitate an upgrade to the house.

After a brief discussion, Mr. Totilo recommended **approval** of **ZBA Application #004-22** and that this request is compatible with the neighborhood and consistent with Master Plan Category #1 (Residential - Very Low Density Single-Family); Mr. Perry seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Perry, Tepper and Totilo).

2. **ZBA APPLICATION #005-22 - 62 CAMP AVENUE - LUIS A. VALBUENA, JR., LOSTOCCO BROTHERS STAMFORD, LLC - Motor Vehicle:** Applicant owns an existing 104 ft. x 74 ft. block building containing an automotive parts store and a four (4) lift licensed automotive service station. The easterly portion of 27 ft. x 74 ft. (2,000 sq. ft.) is used as a licensed service area with four (4) employees including staff. The applicant is seeking approval to certify the location under CGS 14-54 to conduct business as an automotive repair shop.

This is a request for approval of an automotive service use in a Light Manufacturing Zoning District. The request will facilitate continuation of an existing use.

After a brief discussion, Mr. Tepper recommended **approval** of *ZBA Application #005-22* and that this request is compatible with the neighborhood and consistent with Master Plan Category #13 (Industrial - General); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Levin, Tepper and Totilo).

3. **ZBA APPLICATION #006-22 - 0 REDMONT ROAD a/k/a 2 OPPER ROAD - KATIE WAGNER, QUESITED CONSULTING, LLC representing BRIAN DEVENNEY - Variance of Table III, Appendix B:** Applicant owns a single-family dwelling with an attached garage and is proposing to construct an addition over the attached garage keeping within the existing footprint. Applicant is requesting: **[a]** a street line setback of 34.7 ft. in lieu of the 40 ft. required; and **[b]** a street center setback of 59.7 ft. in lieu of the 65 ft. required.

The subject site is diamond shaped and has frontage on both Redmond Road and Opper Road. The first floor of the existing house is legally non-conforming with respect to the required front setbacks. The proposed second story addition on the existing footprint requires a Variance for street line as well street centerline setbacks. Approval of the application is recommended given the hardship caused by the site conditions.

After a brief discussion, Mr. Tepper recommended **approval** of *ZBA Application #006-22* 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, Perry, Tepper and Totilo).

4. **ZBA APPLICATION #007-22 - 18 BELLTOWN ROAD - JOHN F. X. LEYDON, JR. representing DeLEO REALTY, LLC - Variance of Appendix B - Table IV & Footnote 15.1:** Applicant owns a two-story structure with two (2) commercial units and one (1) one-bedroom residential unit. Applicant is proposing to add an additional one-bedroom residential unit. Applicant is requesting: **[a]** a front yard setback of 9.8 ft. in lieu of the 15 ft. required; **[b]** a street center setback of 34.8 ft. in lieu of the 40 ft. required; and **[c]** to allow a residential density of one (1) unit for each 4,246.5 sq. ft. in lieu of the 7,500 sq. ft. required.

The subject property is split between the C-N and R-7½ Zoning Districts and therefore, is restricted with respect to development potential. The property is 17,729 sq. ft. including both the C-N and R-7½ portion with the C-N portion being 8,493 sq. ft. Where adjoining a residential district, the density of the C-N property is restricted to the residential zone. The proposed one bedroom unit on the existing footprint does not overburden the site and maintains sufficient setback to the neighbors on the westerly side of the property. The setback Variances emanate from current conditions on the site.

Mr. Leydon, along with Fred DeLeo, Principal, made a presentation and answered questions from the Board.

The Planning Board commented they were very pleased the applicant was planning to rebuild after the fire and commended them on their application.

After a brief discussion, Mr. Totilo recommended **approval** of *ZBA Application #007-22* and that this request is compatible with the neighborhood and consistent with Master Plan Category #6 (Commercial - Neighborhood Business); Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Levin, Tepper and Totilo).

**OLD BUSINESS:**

Ms. Dell noted everyone received their copy of the Capital Budget book and thanked Mr. Romano for all his work with the Capital Budget.

**NEW BUSINESS:**

Ms. Dell stated receiving an email from Janeene Freeman, Special Assistant to the Mayor, Director of Partnerships and Community Engagement., requesting to make a presentation on the Stamford Public School's Master Plan, possibly at the March 8, 2022 meeting. Ms. Capp will work with Ms. Freeman to set-up.

Next regularly scheduled Planning Board meetings are:

- March 8, 2022
- March 29, 2022

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 7:30 p.m.

Respectfully Submitted  
February 24, 2022

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