

**AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, MARCH 29, 2022
6:30 p.m.**

JOIN ZOOM MEETING
<https://us02web.zoom.us/j/85016700889>

Meeting ID: 850 1670 0889
Passcode: 279543

ONE TAP MOBILE
+19292056099,,85016700889#,,, *279543# US (New York)
+13017158592,,85016700889#,,, *279543# US (Washington DC)

DIAL BY LOCATION
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)

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Passcode: 279543

FIND YOUR LOCAL NUMBER: <https://us02web.zoom.us/j/85016700889>

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/85016700889>**; **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**.

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:

March 8, 2022

PRESENTATION TO THE PLANNING BOARD:

STAMFORD PUBLIC SCHOOLS PROPOSED LONG-TERM FACILITIES PLAN: The Board of Education and representatives from SLAM will make a presentation and answer questions on the long-term facilities plan for Stamford public schools.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #221-08 (MOD) - STAMFORD RESEARCH DRIVE, LLC and FFD WEST, LLC - 12 RESEARCH DRIVE - Special Permit:** Applicant is proposing to amend the Special Permit (ZB #221-08) application to convert the approved Medical Marijuana Dispensary into Hybrid Retail pursuant to CT Public Act 21-1.
2. **ZB APPLICATION #222-15 - STAMFORD RESEARCH DRIVE LLC - 12 RESEARCH DRIVE - Text Change:** Applicant is proposing to amend Section 5.E of the Stamford Zoning Regulations to allow for the installation of an additional sign at facilities regulated as *Medical Marijuana Dispensaries*.
3. **ZB APPLICATION #222-03 - FIRST NATIONAL JOINT VENTURE, LLC & CANAL STREET FUND, LLC (Collectively the Applicants) - 0 (001-7722) CANAL STREET, 441 & 481 CANAL STREET and 50 JOHN STREET - Map Change:** Applicant is proposing a rezoning of the property from M-G (General Industrial District) Zone to R-HD (Residential-High Density Multifamily District) Zone.
4. **ZB APPLICATION #222-04 - FIRST NATIONAL JOINT VENTURE, LLC & CANAL STREET FUND, LLC (Collectively the Applicants) - 0 (001-7722) CANAL STREET, 441 & 481 CANAL STREET and 50 JOHN STREET - Site & Architectural Plans and/or Requested Uses, Special Permit and Coastal Site Plan Review:** Applicant is proposing the construction of a mixed-use building consisting of 401 apartments, ground floor retail space, amenity space, 429 parking spaces and associated landscaping and site improvements.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #008-22 - JOSEPH J. CAPALBO II representing 80 MAGEE AVE, LLC (CT QUALITY TRANSMISSION, INC. / BORIS QUIROZ) - 78 MAGEE AVENUE a/k/a 80 MAGEE AVENUE - Motor Vehicle Approval:** Currently located on the site is a one-story commercial building used in the operation of an approved automobile repair shop. The applicant is proposing to assume ownership and operation of the existing automobile repair facility. The existing building is approximately 3,500 sq. ft. and the site measures approximately 4,400 sq. ft.
2. **ZBA APPLICATION #009-22 - JOSEPH J. CAPALBO II representing 108 PROSPECT STREET, LLC - 108 PROSPECT STREET - Variance of Table IV, Appendix B & Section 10A:** Currently located on the site is a one-story commercial building housing a 3,407 sq. ft. restaurant. The applicant is proposing to construct an addition to the rear of the restaurant of approximately 12 ft. x 24 ft. (297 sq. ft.) intending to provide refrigeration and storage capacity to the existing facility. Applicant is requesting: [*a*] a side yard at the proposed addition of 1.3 ft. in lieu of the 8 ft. required; and [*b*] to expand a non-conforming use to allow for the new refrigerator and freezer.

3. **ZBA APPLICATION #010-22 - JACQUELINE KAUFMAN, CARMODY TORRANCE SANDAK HENNESSEY, LLP representing FRONTIER GLENNVILLE, LLC - 64 HIGH RIDGE ROAD (f/k/a LOT B - LONG RIDGE ROAD) - Variance of Section 13.F.2:** The property is currently improved with a \pm 1,393 sq. ft. commercial building (previously occupied by a bank), covered drive through lanes and surface parking. The property is both a through lot and a corner lot with frontage on High Ridge Road, Long Ridge Road and Cold Spring Road. The applicant has obtained Zoning Enforcement approval to remove and replace the existing building with a \pm 7,898 sq. ft. commercial building, site landscaping and on-site parking. The new building will be occupied by three (3) commercial tenants (all as-of-right uses). The applicant is requesting an allowance of up to 174.18 sq. ft. of wall signage on the northerly side of the new building in lieu of the 30 sq. ft. permitted for a rear façade.

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

- April 12, 2022
- April 26, 2022