

**STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, APRIL 26, 2022
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
6:30 p.m.**

JOIN ZOOM MEETING

<https://us02web.zoom.us/j/83093010716>

Meeting ID: 830 9301 0716

Passcode: 120482

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/83093010716>**; **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.

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

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

Ms. Dell introduced the first item on the agenda.

PLANNING BOARD MEETING MINUTES:

April 19, 2022: The meeting minutes from April 19, 2022 will need to be brought back to the May 10, 2022 meeting for approval as it was discovered afterwards that Mr. Perry, who made the first motion for approval, was absent at the April 19, 2022 meeting and was ineligible to vote.

Ms. Dell called for a motion to move ZBA Application #013-22 - 877 Long Ridge Road forward.

Mr. Totilo made the motion to bring ZBA Application #013-22 - 877 Long Ridge Road forward; Ms. Godzeno 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 #013-22 - JACQUELINE KAUFMAN & JASON KLEIN, CARMODY TORRANCE SANDAK & HENNESSEY, LLP representing 877EZSTEPSCENTER, LLC & LILLY'S DAYCARE, LLC (d/b/a EZ STEPS LEARNING CENTER) - 877 LONG RIDGE ROAD - Special Permit (Modification to ZBA Applications #036-17 & #012-19):** Applicant operates a child daycare center with two (2) playground areas and is seeking to modify the existing daycare center approval by increasing the maximum enrollment permitted from 25 children to 30 children. The applicant proposes to convert the "Activities Room" on the first floor of the building to a new classroom to accommodate the increase in enrollment.

The requested increase in capacity by five (5) children is minimal and will be easily supported by the site. The applicant proposes to convert approximately 230 sq. ft. of activity space into classroom space. The site contains adequate parking (9 spaces provided where 7.5 spaces are required). The property will otherwise remain unchanged including the two (2) existing playgrounds. The property is located in the R-10 zoning district.

Mr. Klein made a brief presentation and answered questions from the Board.

After a brief discussion, Mr. Buccino recommended **approval** of **ZBA Application #013-22** and that this request is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single Family); Ms. Godzeno 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 #222-19 - RICHARD REDNISS, REDNISS & MEAD representing THE HOUSING AUTHORITY CITY OF STAMFORD - Text Change:** Applicant is proposing to amend portions of Appendix B, Footnote 6 (formerly Section 7-R). If the recent Zoning Board approval (ZB Application #222-01) is not effective at the time of approval, the proposed changes will be located in Section 7-R of the Zoning Regulations.
2. **ZB APPLICATION #222-20 - THE HOUSING AUTHORITY CITY OF STAMFORD - 0 URSULA PLACE (002-5974) and 0 URSULA PLACE (003-8620) - General Development Plan (GDP) and Special Permit:** Applicant is proposing to redevelop the existing property known as Oak Park with larger units with more amenities and improved drainage infrastructure. The redevelopment will also improve onsite parking ratios, streetscapes and usable open space. The new development will maintain the same unit count (166 apartments) and general bedroom mix with an increase in 3-bedroom units.

The Text amendment, GDP and Special Permit applications will together facilitate the upgrade of the Oak Park apartments, which are managed by The Housing Authority of City of Stamford (a.k.a. Charter Oak Communities) providing affordable housing. The reconstruction will increase the size of the units, will result in an improved site plan and address flooding issues in portions of the site in addition to increasing parking. The Oak Park development has received \$2.95 million in BMR fee-in-lieu funding to date which will facilitate this redevelopment among other funding sources. This project will continue the successful upgradation of Charter Oak facilities in the City including Park 215 and the multi-phased Lawnhill Terrace projects.

Mr. Redniss made a presentation and answered questions from the Board. John Gottlieb, Rippowam Corp. (a subsidiary of Charter Oak Communities) provided additional details.

After some discussion, Mr. Tepper recommended **approval** of **ZB Application #222-19** and that this request is compatible with the neighborhood and consistent with Master Plan Category #3 (Residential - Low Density Multifamily); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

After some discussion, Mr. Buccino recommended **approval** of **ZB Application #222-20** with the recommendation the Zoning Board make sure drainage and on-street parking issues are properly addressed in the design and that this request is compatible with the neighborhood and consistent with Master Plan Category #3 (Residential - Low Density Multifamily); Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

The Planning Board commended the applicant for redeveloping and modernizing the complex and for keeping all the units at or below 60% of AMI.

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

- 1. GREENWICH AVENUE AT PULASKI STREET ROUNDABOUT - PROJECT #001266 - TOTAL REQUEST \$2,816,530.22:** The project provides the construction of a modern roundabout at the intersection of Greenwich Avenue, Pulaski Street, Davenport Street and Waterside Place. The construction includes realignment, reconstruction, milling and overlay of pavement, stamped asphalt truck aprons and splitter islands, concrete and granite curbing, drainage improvements, concrete sidewalks, landscaping, pavement markings and signage. The construction cost is 100% funded by the State through the LOTCIP Grant Program and the total cost is \$2,816,530.22.

Frank Petise, Transportation Bureau Chief, made a presentation and answered questions from the Board.

After a brief discussion, Mr. Tepper recommended approval, in honor of former Board member Claire Fishman, of the Greenwich Avenue At Pulaski Street Roundabout - Project #001266 with a Total Request of \$2,816,530.22 and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter and finds this request to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

ZONING BOARD OF APPEALS REFERRALS (Con't):

- 2. ZBA APPLICATION #011-22 - FULVIO TAMBURRO representing 56 MANOR, LLC - 56 MANOR STREET - Motor Vehicle:** Applicant is seeking approval for a General Repair License for an existing automobile repair operation with three (3) repair bays.

No changes to the building or paved area as proposed. The site is within the M-G (General Industrial) Zone.

After a brief discussion, Mr. Totilo recommended **approval** of **ZBA Application #011-22** with the following recommendations: (a) the applicant keep regular business hours; (b) prohibit the operation of a car wash and (c) prohibit the operation of an auto body painting shop; and that this request is compatible with the neighborhood and consistent with Master Plan Category #4 (Residential - Medium Density Multifamily); Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

3. **ZBA APPLICATION #012-22 - LISA FEINBERG, CARMODY TORRANCE SANDAK & HENNESSEY, LLP representing LT STAMFORD, LLC - 110 HIGH RIDGE ROAD - Variance of Sections 13.G.2 & 13.K:** Applicant seeks to adaptively reuse the historic, existing building previously occupied by Lord & Taylor, for multi-tenant use. The applicant seeks to replace and relocate existing legally nonconforming signage on the northern and southern façades to better accommodate multiple tenants.

The request relates only to the size and location of the signage resulting from the change in tenants for the building going from single use (Lord & Taylor) to multi-use. The change will result in the reduction of signage area by 29 sq. ft. on each of the two façades (north and south). The signage location and size is necessary to adequately direct future users travelling along Long Ridge and High Ridge Road through the large site. Staff supports this request, which will reactivate the existing building with new tenants.

Ms. Feinberg and Rachael Breslin, Carmody Torrance Sandak & Hennessey, LLP, made a brief presentation and answered questions from the Board.

After a brief discussion, Ms. Godzeno recommended **approval** of ***ZBA Application #012-22*** and that this request is compatible with the neighborhood and consistent with Master Plan Category #7 (Commercial Arterial); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

4. **ZBA APPLICATION #014-22 - LEONARD BRAMAN, ESQ., WOFSEY, ROSEN, KWESKIN & KURIANSKY, LLP representing ANYA KISHINEVSKY - 80 DAVENPORT DRIVE - Variance of Table III, Appendix B:** Applicant owns an existing 1¾-story dwelling with pre-existing lawful nonconforming side yard setbacks on both sides. Applicant is proposing a second floor addition, a new garage and elevating the house as required for FEMA compliance. Applicant is requesting: **(a)** a side yard setback of 9.6 ft. in lieu of the 15 ft. required; **(b)** total side yard setback of 20.3 ft. in lieu of the 35 ft. required; and **(c)** building area of 18% in lieu of the 15% required.

The applicant proposes to raise the exiting house by 6.3 ft. for FEMA compliance and add a two-story portion in the front to be used as a garage on the first level and bathroom/closet on the second story. The side yard setback will remain the same as existing (legally non-conforming). The increase in building area to 18% is necessitated by the new addition. The property is located in the R-20 zoning district. Approval of the application is recommended, which will reduce the flood risk for the property.

Mr. Braman made a brief presentation and answered questions from the Board.

After a brief discussion, Mr. Tepper recommended **approval** of ***ZBA Application #014-22*** and that this request is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single Family); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

- May 10, 2022 (Public Hearing - Draft Housing Affordability Study)
- May 24, 2022 (Public Hearing - Master Plan Amendment #MP-443 - Signal Road)

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 7:48 p.m.

Respectfully Submitted

April 27, 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