

**STAMFORD PLANNING BOARD  
APPROVED MINUTES - TUESDAY, JUNE 14, 2022  
REGULAR MEETING  
VIA THE INTERNET & CONFERENCE CALL  
6:30 P.M.**

**JOIN ZOOM MEETING**  
**<https://us02web.zoom.us/j/82036278002>**

**Meeting ID: 820 3627 8002**  
**Passcode: 165264**

**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/82036278002>**; **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, Secretary & Voting Member. 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:**

**May 24, 2022:** After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Regular Meeting Minutes of May 24, 2022; Mr. Buccino seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Perry, Tepper and Totilo).

**REQUEST FOR AUTHORIZATION**

1. **TRIENNIAL LIST (Continued From May 10, 2022):** In accordance with Section §9-4 of the City Code of Ordinances, the Director of Administration has submitted a list of real property owned and leased by the City (the Triennial List) to the Planning Board, the Board of Finance and the Board of Representatives for review with the objective of recommending future use or disposal of unused properties. The properties listed in the memorandum from Sandy Dennies, Director of Administration, dated April 14, 2022 (updated June 7, 2022) will be discussed.

Sandy Dennies, Director of Administration, made a presentation going over all the properties listed in her memorandum dated April 14, 2022 (updated June 7, 2022) and answered questions from the Board.

After a brief discussion, Mr. Tepper recommended approval of the potential sale of the properties listed in the memorandum dated April 14, 2022 (updated June 7, 2022) by Sandy Dennies, Director of Administration, except for 0 Haig Avenue and 0 Hunting Ridge Road pursuant to analysis by Ralph Blessing, Land Use Bureau Chief, which will be presented at the June 28, 2022 meeting and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and the City Charter Section C6-30-13 and the Planning Board 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; Mr. Perry seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Perry, Tepper and Totilo).

### **ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #222-17 - SOUND BEACH LANDING, LLC - 40 SIGNAL ROAD & 0 THREAD NEEDLE LANE - Map Change:** Applicant is proposing to rezone 40 Signal Road & 0 Thread Needle Lane from the present RA-1 Zoning District to proposed R-20 Zoning District.

The Zoning districts in the vicinity of the site include I-PD (Industrial Park Design District) to the north, RA-1 and R-20 to the west and R-7½ to the east. Staff believes the proposed rezoning of the two properties to the R-20 Zoning District is appropriate given the neighborhood context and the location of the subject site across from an R-7½ zoning district.

Joseph J. Capalbo II, representing the applicant, made a brief presentation to the Board.

After a brief discussion, Mr. Totilo recommended **approval** of **ZB Application #222-17** and that this request is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single-Family); Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Perry, Tepper and Totilo).

### **ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #018-22 - KATIE WAGNER, QUESITED CONSULTING, LLC representing DINKO & KRISTIN ANGELOV - 185 VAN RENSSELAER AVENUE - Variance of Appendix B, Table III:** Applicant owns a single-family residence with an attached garage, pool and shed and is proposing an extension of the dwelling towards the rear and a second floor addition, both to align with the existing side wall which is constructed within the required 35 ft. combined side yard setback. Applicant is requesting a combined side yard setback of 25.7 ft. in lieu of the 35 ft. required.

The Applicant has two requests. The first relates to the combined side yard setback of 25.7 ft. in lieu of 35 ft. The proposed addition to the footprint along with the second story addition will maintain the existing non-conforming setback of 25.7 ft. The second request relates to the existing generator, which is located 4 ft. in lieu of 5 ft. from the property line. While a Building Permit was issued for the generator it had not secured a zoning enforcement sign-off. The proposed improvements will not exacerbate the existing non-conformity and will allow upgrades to the existing structure.

After a brief discussion, Mr. Levin recommended **approval** of **ZBA Application #018-22** 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, Levin, Tepper and Totilo).

2. **ZBA APPLICATION #019-22 - RAYMOND MAZZEO, REDNISS & MEAD representing WILSON & JOYCELYN GJURAJ - 336 OCEAN DRIVE WEST - Variance of Section 3.B (Accessory Structure)**: Applicant owns a single-family residence with associated driveway, patio, pool and landscaping. Applicant is proposing to construct an 8 ft. x 8 ft. spa/hot tub to be attached at the end of the existing pool. Applicant is requesting permission to modify an Accessory Structure within a front yard.

The property is located at the corner of Verplank Avenue and Ocean Drive West. Given that it is a corner lot with large front setbacks, there is minimal room for accessory structures in the rear. The existing swimming pool is screened by a vinyl fence and the proposed 8 ft. x 8 ft. spa/hot tub will also be located behind the fence and thus not visible from the street.

After a brief discussion, Mr. Buccino recommended **approval** of ***ZBA Application #019-22*** 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, Levin, Tepper and Totilo).

**OLD BUSINESS:**

Ms. Dell provided an update on the Charter revisions stating she has not yet been able to reach Mr. Lombardo of the Charter Committee to ask them to attend a Planning Board meeting to answer questions on the proposed changes but will keep trying and hopefully, have further information by the June 28, 2022 meeting.

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

- June 28, 2022
- ***NO MEETINGS IN JULY - PLANNING BOARD ON HIATUS***
- August 9, 2022

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 7:16 p.m.

Respectfully Submitted  
June 16, 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)