

AGENDA
(REVISED AUGUST 5, 2022)
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, AUGUST 9, 2022
6:30 P.M.

JOIN ZOOM MEETING
<https://us02web.zoom.us/j/87954745191>

Meeting ID: 879 5474 5191
Passcode: 028490

ONE TAP MOBILE
+13126266799,,87954745191#,,,*028490# US (Chicago)
+16469313860,,87954745191#,,,*028490# US

DIAL BY YOUR LOCATION
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 646 931 3860 US
+1 564 217 2000 US
+1 669 444 9171 US
+1 386 347 5053 US

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FIND YOUR LOCAL NUMBER: <https://us02web.zoom.us/j/kc0jD3o8lQ>

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/87954745191>**; **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.
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PLANNING BOARD MEETING MINUTES:

June 28, 2022

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

1. **BOARD OF EDUCATION LONG TERM FACILITIES IMPLEMENTATION - PROJECT #C30727 - TOTAL REQUEST \$40,000.00:** Request for additional appropriation for Capital Project #C30727 to update the Master Plan's implementation schedule, project cost model, and aggregate Master Plan capital funding forecast based on recently updated State reimbursement rates for school construction. Work will include updating the cash-flow model for the 10-year plan to include 80% State reimbursement for Westhill construction and 60% State reimbursement for other school construction projects.

REQUEST FOR AUTHORIZATION

1. **TRIENNIAL LIST (Continued From June 28, 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 following property listed will be discussed:

0 Haig Avenue: Building on the northeast corner of Haig & Crestview Avenues (1.63 acres). Formerly the Police/Civil Defense building (165 Haig Avenue). To be sold with the requirement to maintain/restore historic building.

REQUEST FOR MODIFICATION OF SUBDIVISION CONDITIONS:

1. **SUBDIVISION #3615 - MARGARET LANG TRUST AND ARTHUR ALTSCHUL TRUST - RIVERBANK ROAD & DEN ROAD:** To eliminate Condition Nos. 1 and 3 on the Planning Board Certificate and Note 7 on Map12983A titled "Subdivision Map Prepared for Margaret Lang Trust and Arthur Altschul Trust, Stamford, CT (Sheet 1 of 2)" related to Conservation Easement from parcels to be acquired by the Stamford Land Conservation Trust, Inc. for permanent open space.
2. **SUBDIVISION #3738 - ARTHUR G. ALTSCHUL TRUST - 356 RIVERBANK ROAD:** To eliminate Condition Nos. 1 and 2 on the Planning Board Certificate and Notes 7, 8 and 16 on Map No. 13068 titled "Subdivision Map of Lot 2B, Map 12983B S.L.R. Prepared for Arthur Altschul Trust, Stamford, CT" related to Conservation Easement from parcels to be acquired by the Stamford Land Conservation Trust, Inc. for permanent open space.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #222-23 - SEAVIEW HOUSE LLC - 68 SEAVIEW AVENUE - Map Change:** Applicant is proposing to rezone 68 Seaview Avenue from the present R-5 (Multiple Family Medium Density Design District) to proposed RM-1 (Multiple Family, Low Density Design District).
2. **ZB APPLICATION #222-24 - SEAVIEW HOUSE LLC - 68 SEAVIEW AVENUE - Site & Architectural Plans and/or Requested Uses, Special Permit and Coastal Site Plan Review:** Applicant is proposing to convert the main building, a mostly vacant office building, into a predominantly residential multifamily development containing (52) residential units, office space on the second floor and on-site parking. The Marina will be unchanged and continue operations and the boardwalk located on the east of the property will continue to be open for public access.

3. **ZB APPLICATION #222-25 - WALTON PLACE, LLC & 80 PROSPECT STREET PARTNERS, LLC - 0 WALTON PLACE (002-6688 & 002-6698) & 80 PROSPECT STREET (004-1560) - Site & Architectural Plans and/or Requested Uses and Special Permit:** Applicant is proposing the redevelopment of the site, which includes repurposing a 1900s church building, removal of a 1960s addition and the former retail building and the addition of a new 224 unit multifamily residential apartment building along with ample green space and covered parking.
4. **ZB APPLICATION #222-26 - RICHARD REDNISS (22 1ST CORP.) c/o REDNISS & MEAD - Text Change:** Applicant is proposing to amend Section 6 [Design Standards for Publically Accessible Amenity Space (PAAS)] to include an option for alternate means of compliance, including a fee-in-lieu of onsite PAAS.
5. **ZB APPLICATION #222-27 - WALTON PLACE, LLC & 80 PROSPECT STREET PARTNERS, LLC - 0 WALTON PLACE (002-6688 & 002-6698) & 80 PROSPECT STREET (004-1560) - Map Change:** Applicant is proposing a rezoning from the present R-H & C-L Zoning Districts to the RH-D Zoning District.

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

- August 30, 2022 (*IF NEEDED*)
- September 13, 2022