

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

JOIN ZOOM MEETING
<https://us02web.zoom.us/j/81150389361>

Meeting ID: 811 5038 9361
Passcode: 560284

ONE TAP MOBILE
+19292056099,,81150389361#,,,,*560284# US (New York)
+13017158592,,81150389361#,,,,*560284# US (Washington DC)

DIAL BY LOCATION
+1 929 205 6099 US (New York)
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+1 312 626 6799 US (Chicago)
+1 646 931 3860 US
+1 564 217 2000 US
+1 669 444 9171 US
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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/81150389361>**; **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:

August 9, 2022

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

1. **CITYWIDE SIGNALS - PROJECT #C56174 - TOTAL REQUEST \$102,542.63:** Funding for traffic signal infrastructure improvements related to development.
2. **JOHN BOCCUZZI PARK-PHASE 2 - PROJECT #012662 - TOTAL REQUEST \$3,622,150.00:** The City of Stamford has received bond grant funding from the National Fish & Wildlife Foundation passed through to the Connecticut Department of Energy & Environmental Protection (CT DEEP) for multi-use field/event space, new tennis and basketball courts, splash pad, water play area, additional parking, dog run, and landscaping activities in Boccuzzi Park. Grant funds are approved for \$1,811,075.00 with a 1:1 match requirement for the project.

PLANNING BOARD REVIEW:

1. **PETITION REVIEW POLICY:** The Planning Board will review the procedural guidelines for reviewing petitions appealing Zoning Board or Planning Board decisions. (NOTE: The Planning Board will be reviewing the most up-to-date version of the Petition Review Policy document that may be amended through August 30, 2022 and afterward.)

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #222-28 - CITY OF STAMFORD ZONING BOARD - Text Change:** Applicant is proposing to amend Section 5.E Use Regulations to add definitions and regulations related to Accessory Dwelling Units (ADU), amend Section 4 District Regulations to add ADU as a permitted use, amend Appendix B, Table III and Appendix A, Table I to add ADU as a permitted use. (NOTE: The Planning Board will be reviewing the most up-to-date version of the ADU Text Change that may be amended through August 30, 2022 and afterward.)

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #022-22 - RAYMOND MAZZEO, REDNISS & MEAD representing YOUNG ISRAEL OF STAMFORD, INC. - 63 & 69 OAKLAWN AVENUE - Variances & Special Permit - Appendix A, Table 1, Use #11 and Section 19.C:** 69 Oaklawn Avenue contains an existing synagogue building with associated parking and driveways. 63 Oaklawn Avenue contains an existing single-family dwelling with detached garage and shed with associated driveway. Applicant is proposing to consolidate the two properties, demolish the existing structures and construct a new synagogue with associated parking, driveways, walkways and landscaping and is requesting the following variances:
 - **19.C.2.e(4)** - Side yard setbacks of 21.9 ft. and 29.8 ft. in lieu of 40 ft. required.
 - **19.C.2.e(S)** - Side yard buffer of 1.5 ft. and 2.2 ft. in lieu of 10 ft. required.
 - **19.C.2.e(S)** - Building perimeter buffer.
 - **12.C.1.a (Table 12.5)** - Minimum distance of surface Parking Area from Interior Lot Line of 2 ft. in lieu of 5 ft. required.
 - **12.C.1.b (Table 12.6)** - To permit Parking Areas in: [a] Front Yard between the Building Lines, [b] Front Yard outside the Building Lines, and [c] Side Yards.
 - **12.D.4** - To permit seventeen (17) onsite parking spaces in lieu of the sixty-nine (69) required.
 - **12.J.3 (Table 12.10)** - [a] Zero (0) Class A Bicycle Parking spaces in lieu of four (4) required and [b] zero (0) Class B Bicycle Parking spaces in lieu of seventeen (17) required.
 - **12.K.2** - Sidewalk width of 5 ft. (existing) in lieu of 10 ft. required.
 - **12.L.2 (Table 12.14)** - Zero (0) Electric Vehicle Parking Spaces in lieu of three (3) required.

2. **ZBA APPLICATION #023-22 - KATIE WAGNER, QUESITED CONSULTING, LLC representing CARMEN BARRERA - 18 LINCOLN AVENUE - Variance of Appendix B, Table III:** Applicant owns a one-story single-family dwelling and is proposing to add a second story addition over the existing footprint adding two (2) bedrooms and one (1) bathroom. Applicant is requesting a front yard setback of 2.5 ft. in lieu of the 25 ft. required and a street centerline setback of 27.5 ft. in lieu of the 50 ft. required.
3. **ZBA APPLICATION #024-22 - RACHEL BRESLIN, CARMODY TORRANCE SANDAK & HENNESSEY, LLP representing JEREMIAH CAHN, LLC d/b/a SPECIALTY AUTO WORKS - 130 LENOX AVENUE, UNIT 20 - Motor Vehicle:** The property is a ±1,716 sq. ft. industrial/commercial condominium unit, which contains two (2) vehicle service bays. The unit is currently vacant. Applicant is proposing to operate a general automobile repair operation specializing in vintage automobile restoration. No changes to the structure or layout of the unit are proposed and the applicant will only occupy the bounds of the unit.
4. **ZBA APPLICATION #025-22 - CONNOR SHORTELL representing JASON BRUCE - 15 DEEPWOOD ROAD - Variance of Section 3 (Definitions - Accessory Structure):** Applicant owns a single-family dwelling and installed a propane tank in the front yard with a permit issued by the Building Department without Zoning Enforcement review. As the location of the propane tank does not comply with current Zoning Regulations, the applicant is requesting allowance for an accessory structure to be located in the front yard.
5. **ZBA APPLICATION #026-22 - MARIO P. MUSILLI, ESQ. representing SELLECK STREET PIZZA, LLC - 2010 WEST MAIN STREET - Variance of Section 13.D.7:** Applicant is the owners of Riko's Restaurant occupying a one-story block masonry building on a 20,965 sq. ft. parcel with parking spaces located in both the front and rear of the parcel. Applicant is requesting allowance for one (1) sign totaling 30 sq. ft. of roof signage in the M-L Zone.

OLD BUSINESS:

- Acceptance of 2023 Meeting Calendar.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

- September 13, 2022
- September 27, 2022