

**AGENDA  
STAMFORD PLANNING BOARD  
REGULAR MEETING  
GOVERNMENT CENTER**

**BOARD OF REPRESENTATIVES - DEMOCRATIC CAUCUS ROOM - 4TH FLOOR**

**888 WASHINGTON BLVD., STAMFORD, CT  
TUESDAY, JANUARY 7, 2020**

**6:30 p.m.**

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**PLANNING BOARD MEETING MINUTES:**

December 10, 2019

**ZONING BOARD REFERRALS (PART 1):**

1. **ZB APPLICATION #220-01 - RAYMOND R. MAZZEO of REDNISS & MEAD representing WELLBUILT INVESTMENT FUND, LLC (Developer) and BRACHFELD & BRACHFELD, LLC (Owner) - 57, 63 & 65 STILLWATER AVENUE - Special Exception and Site & Architectural Plans and/or Requested Uses:** Applicant is proposing to demolish the existing structures and construct a residential building containing 45 apartments along with on-site parking and site improvements. The property is located within the V-C zoning district.

**PLANNING BOARD PRESENTATION & RECOMMENDATION:**

**WASHINGTON BOULEVARD & PULASKI STREET WIDENING PROJECT - JAMES TRAVERS, TRANSPORTATION BUREAU CHIEF & GARRETT BOLELLA, TRAFFIC ENGINEER:** The Engineering Department is looking to implement a long-term plan for the roadway widening of Washington Boulevard, between Henry Street and Atlantic Street as well as Pulaski Street, between Washington Boulevard and the Pulaski Street Bridge. This area was identified in the Stamford Master Plan as a barrier to improving transportation and traffic operations around the Stamford Transportation Center and to the South End. This project serves as a critical connection between the Stamford Transportation Center and the City's \$5,000,000.00+ investment in the Waterside Neighborhood scheduled for construction this winter, which is also included in the City's Master Plan.

**REQUEST FOR AUTHORIZATION:**

1. **STREET PATCH & RESURFACING - PROJECT #C56182 - TOTAL REQUEST \$5,000,000.00:** Patch and resurface Stamford's roadway infrastructure using accepted engineering standards. This includes milling, overlay, reconstruction, associated fixes to public streets and associated subsurface replacements for drainage systems.
2. **FIRE APPARATUS - PROJECT #C63005 - TOTAL REQUEST \$240,812.00:** Belltown's private contribution towards the purchase of a new fire engine. The City is to contribute \$250,000.00 towards the total purchase price. The City will be the record owner of the apparatus and shall hold the title. Upon assignment of the apparatus to Belltown, Belltown shall transfer the title to the City of the 2003 Smeal custom engine.
3. **CITYWIDE EQUIPMENT REPLACEMENT & UPGRADE - PROJECT #C65202 - TOTAL REQUEST \$152,000.00:** One of the Highway Department's safety issues is brush cutting around corners and other site line issues throughout the City. Our current equipment is no longer capable of handling the work. The machine is not meant to drive long distances, which is required to reach all the areas around town. It breaks down every other time we try to use it hindering the operation. The standard equipment used by the State and neighboring towns is a large tractor with a brush cutting arm. This is capable of driving as needed and the arm is a versatile tool for cutting brush in all kinds of field conditions.
4. **CITYWIDE EQUIPMENT REPLACEMENT & UPGRADE - PROJECT #C65202 - TOTAL REQUEST \$625,000.00:** The truck bodies have rusted to the point of disrepair because they were regular steel bodies and not stainless steel. They have a conveyor system as part of the salt distribution system for the truck that once it gets too rusty can no longer be repaired. Also the structural integrity of the bodies has been compromised by the rust making them unsafe to hold the weight of cargo or salt. The trucks

themselves are still in good condition making it much more practical to replace the bodies versus buying new trucks. The appropriation will cover the cost to remove the existing bodies, prepare the truck for new bodies and install new steel bodies. It is cheaper to go with steel again even though they will age faster than the more expensive stainless steel bodies. By the time the new bodies start to fail again the truck will be at its end of use life as well.

**SUBDIVISION:**

**SUBDIVISION APPLICATION #4042 - JOSEPH J. CAPALBO, ESQ. representing MICHAEL ALTAMURA - 23 KNICKERBOCKER AVENUE:** Subdivision of property into two (2) parcels. The property is located on the easterly side of Knickerbocker Avenue approximately 100 feet south of the intersection of Hartford Avenue and Knickerbocker Avenue, having an address of 23 Knickerbocker Avenue.

**ZONING BOARD REFERRALS (PART 2)**

**OMNIBUS TEXT CHANGE REFERRALS:**

2. **ZB APPLICATION #219-26 - CITY OF STAMFORD - ZONING BOARD - 888 WASHINGTON BOULEVARD - Text Change:** Applicant is proposing, as part of the Omnibus Text Change, a cleanup and re-organization of the City of Stamford Zoning Regulations. Specifically, the following changes are proposed:
  - Replacing the term “Special Exception” with “Special Permit.”
  - Renaming CC-N “Central City District North” to CC “Center City District.”
  - Deleting CC-S and C-S Districts including all references.
  - Amending Section 9.AAAA.3.b (DW-D - Designed Waterfront Development District).
  - Amending Sections 3 & 5.
  - Deleting Sections 4.AA.1.4 and Section 6 (Accessory Building).
  - Replacing references to “Section 14 - Dispensing of Alcoholic Liquors” with references through-out the Regulations.
  - Replacing the term “Alcoholic Liquors” with “Alcoholic Beverages” throughout the Regulations.
  - Updating of numbering and formatting.
3. **ZB APPLICATION #219-27 - CITY OF STAMFORD - ZONING BOARD - 888 WASHINGTON BOULEVARD - Text Change:** Applicant is proposing, as part of the Omnibus Text Change, to amend Section 3 - Definition 4.5.G (Apartment Building for Supportive Housing) and change Section 9.AAAA.4b.v and 12.D.1.d to amend parking standards for deeply affordable and supportive housing within the Zoning Regulations of the City of Stamford.
4. **ZB APPLICATION #219-29 - CITY OF STAMFORD - ZONING BOARD - 888 WASHINGTON BOULEVARD - Text Change:** Applicant is proposing, as part of the Omnibus Text Change, a new Subsection 4.D.15 R-HD (Residential District, High Density) and a new definition for Public Accessible Amenity Space of the Zoning Regulations of the City of Stamford.
5. **ZB APPLICATION #219-23 - CITY OF STAMFORD - ZONING BOARD - 888 WASHINGTON BOULEVARD - Text Change:** Applicant is proposing, as part of the Omnibus Text Change, to add Section 6 “Design Guidelines for Publicly Accessible Amenity Space.” This Section will replace the current Section 6 (Accessory Buildings). The standards for accessory buildings have been incorporated into Section 3 of the Zoning Regulations of the City of Stamford.
6. **ZB APPLICATION #219-25 - CITY OF STAMFORD - ZONING BOARD - 888 WASHINGTON BOULEVARD - Text Change:** Applicant is proposing, as part of the Omnibus Text Change, to delete Section 14 (Dispensing of Alcoholic Liquors) and add use regulations for Alcoholic Beverages and Package Liquor Store in Section 5.D of the Zoning Regulations of the City of Stamford.
7. **ZB APPLICATION #219-28 - CITY OF STAMFORD - ZONING BOARD - 888 WASHINGTON BOULEVARD - Text Change:** Applicant is proposing, as part of the Omnibus Text Change, to replace Section 7.3 “Special Exception for Historic Building” with Section 7.3 “Historic Preservation” of the Zoning Regulations of the City of Stamford.

**ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #001-20 - IRFAN AHMED & AISHA RAHMAN - 25 RAYMOND STREET - Variance of Table III, Appendix B:** Applicant owns a single-family residence with a storage shed. Applicant would like to add a front dormer to the second floor. (Existing front of dwelling encroaches over front setback line.) Applicant is requesting: **(a)** a front yard setback of 18 ft. to front wall in lieu of the 20 ft. required; **(b)** a street center line setback of 38 ft. to front wall in lieu of the 45 ft. required and; **(c)** the existing shed to remain in the rear yard with setbacks of 3 ft. 9 in. and 3 ft. 4 in. in lieu of the 5 ft. required.
  
2. **ZBA APPLICATION #002-20 - JOSEPH W. GARRA - 134 JEFFERSON STREET - Variance of Table III, Appendix B:** Applicant owns a 5,075 sq. ft. commercial building and a three (3) family residence with associated parking. Applicant would like to demolish the existing three (3) family residence and expand the existing commercial building to the west and construct a 1,000 sq. ft. addition to the east with new parking. Applicant is requesting: **(a)** a rear yard setback of 0 ft. in lieu of the 15 ft. required; **(b)** a front yard setback of 6.4 ft. in lieu of the 10 ft. required and **(c)** a front yard setback of 1.2 ft. in lieu of the 10 ft. required.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

Items to come before the Planning Board at a Special Joint Meeting of the Board of Representatives, Board of Finance, Board of Education and Planning Board to be held on January 14, 2020 at 7:30 p.m.:

For Review & Vote:

- Appropriation in the amount not to exceed \$250,000.00 for professional services in support of drafting and evaluating Requests for Qualifications (RFQ) and Requests for Proposals (RFP).

For Review Only:

- Appropriation in the amount not to exceed \$750,000.00 (submitted by Operations) for preliminary design and long lead construction items for educational swing space.

Next regularly scheduled Planning Board meetings are:

- January 14, 2020 - Public Hearing-Capital Budget followed by Special Joint Meeting.
- January 21, 2020 - Public Hearing-Capital Budget Snow Date & Regular Meeting (If Needed) - Board of Finance Conference Room.