

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, APRIL 14, 2020
7:00 p.m.

Please join the meeting from your computer, tablet or smartphone

<https://global.gotomeeting.com/join/855205733> **OR**

Dial in using your phone

United States: [\(571\) 317-3122](tel:5713173122)

Access Code: 855-205-733

Join from a video-conferencing room or system.

Dial in or type: 67.217.95.2 or inroomlink.goto.com

Meeting ID: 855 205 733

OR Dial Directly: 855205733@67.217.95.2 or 67.217.95.2##855205733

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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://global.gotomeeting.com/join/855205733>; **OR**
- *Download the app <https://global.gotomeeting.com/install/855205733> for advance set up.*
- *If not, then **Call in** using the **phone numbers & Access Code** 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 a written statement 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.*

PLANNING BOARD MEETING MINUTES:

March 31, 2020 (Regular Meeting)

April 8, 2020 (Special Meeting)

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #220-13 - CITY OF STAMFORD - ZONING BOARD - 888 WASHINGTON BOULEVARD - Omnibus Text Change:** Applicant is proposing, as part of the Omnibus Text Change, the following changes to the Zoning Regulations of the City of Stamford:

- Amend Section 7.4 [Below Market Rate (BMR) Program] to modify definitions related to Affordable Housing - Section 3.
- Make changes to the BMR program to clarify requirements, premiums and update the fee-in-lieu formula, among other changes.
- Addition of a definition for Downtown Retail Streets.
- Updates to Sections 4.AA, 7.S, 9 and 10.
- Update footnotes to Appendix B.

The following two applications (ZB #220-10 & ZBA #018-20) will be heard together but voted on separately.

2. **ZB APPLICATION #220-10 - LGS, LLC & TPS ASSOCIATES, LLC - 244 & 248 WEST AVENUE and 50 GRENHART ROAD - Site & Architectural Plans and/or Requested Uses and Special Exception:** Applicant is proposing to construct a car dealership “Acura of Stamford” along with associated site work and landscaping. Property is located within the NX-D District.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #018-20 - DEBORAH BRANCATO, OF CARMODY TORRANCE SANDAK & HENNESSEY, representing TPS ASSOCIATES, LLC - 244 & 248 WEST AVENUE & 50 GRENHART ROAD - Motor Vehicle:** 244 West Avenue is currently vacant and 248 West Avenue is improved with a one-story 7,898 sq. ft. building and 50 Grenhart Road is improved with a one-story 6,045 sq. ft. building. The two (2) buildings were recently used by FleetPride for truck parts, storage and distribution and are currently vacant. Applicant is proposing to operate an Acura dealership on the property. All three (3) parcels will be consolidated into one (1) lot. The existing buildings at 248 West Avenue & 50 Grenhart Road will be repurposed for this use. A new 2,783 sq. ft. addition for service reception/parts is proposed.
2. **ZBA APPLICATION #019-20 - RICHARD REDNISS, OF REDNISS & MEAD, representing TEMPLE BETH EL, INC. - 352 ROXBURY ROAD a.k.a. 350 ROXBURY ROAD - Special Exception:** The site is currently used as a religious institution including the main Synagogue, a two-story house, parking and playground. The applicant is proposing to modify the existing playground, which is approximately 6,300 sq. ft. and expand to approximately 8,100 sq. ft.

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

April 28, 2020

May 12, 2020