

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, APRIL 28, 2020
7:00 p.m.

Please join the meeting from your computer, tablet or smartphone.

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- *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.*

PLANNING BOARD MEETING MINUTES:

April 14, 2020

REQUEST FOR AUTHORIZATION:

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

1. **CAPITAL PROJECT CLOSEOUT RECOMMENDATION:** Pursuant to Stamford City Code Section 8-2, partial closeout is recommended on the following capital projects:

Project Number	Project Name	Closeout Amount	Funding Source
CPBM17	Westover Magnet - MTF	\$1,481,377.00	Bond (City)

2. **APPLICATION & GRANT COMMITMENT FOR PROPOSED ROOF REPLACEMENT - WESTOVER MAGNET ELEMENTARY SCHOOL - STATE PROJECT #135-0278 RR in the amount of \$1,481,377.00:** Dr. Tamu Lucero submitted a School Construction Grant Application for a Roof Replacement Project at Westover Magnet Elementary School. As of March 13, 2020, should the City of Stamford fully comply with all statutory and regulatory school construction procedures and policies, the State of Connecticut approves the grant commitment to reimburse the City 29.64% of eligible final project costs as reported at the end of this project. To the extent that Stamford's cost project of \$4,997,899.00 accurately reflects final eligible project costs, the City can forecast a State Grant based on 29.64% of that figure. Said reimbursement is based upon your funding authorization date of May 6, 2019.
3. **CITYWIDE TECHNOLOGY REPLACEMENT & UPGRADE - PROJECT #C65201 in the amount of \$19,367.00:** FY 2019/2020 Grant Application to fund the purchase of sixty (60) Dell monitors to replace existing CAD monitors, located in the Communications Center. Estimated cost is \$38,733.00. The Division of Statewide Emergency Telecommunications will reimburse up to \$19,367.00.

SUBDIVISIONS:

1. **SUBDIVISION #4043 - LEONARD D'ANDREA of D'ANDREA SURVEYING & ENGINEERING, P.C. representing JL JAMROGA, LLC - 16 JAMROGA LANE (2 LOTS):** The applicant is proposing to develop the parcel at 16 Jamroga Lane which is an existing residential property with a lot area of approximately 0.43 acres, located on the westerly side of Jamroga Lane approximately 200 feet north of the intersection of Oaklawn Avenue and Jamroga Lane in the R-7½ residential zoning district.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #220-16 - JACQUELINE KAUFMAN, of CARMODY TORRANCE SANDAK HENNESSEY, representing STAMPAR ASSOCIATES, LLC & TSG ENTERPRISES, LLC (d/b/a PURE HOCKEY) - 44 COMMERCE ROAD - Text Change:** Applicant is proposing to amend Appendix A, Table II - "Permitted Use in Commercial and Industrial Districts Only" by permitting Use 171 (Sporting Goods Store, Retail): This use is expressly permitted in the M-L and M-G Zones provided: (a) the gross square footage of such use does not exceed 10,000 square feet; and (b) apparel sold therein shall be limited to specific equipment and apparel used in or required to participate or train in the a particular sport, and related novelty and team apparel.

The following revised application was received on April 20, 2020. After publication of the agenda and being too late to post an updated version, a second revised application was submitted for Planning Board review on April 28, 2020 which decreased the number of children from 60 to 46. The applicant explained that a change in space availability at 1425 Bedford Street and concerns from the Planning Board were the reasons for lowering the number of children.

2. **ZB APPLICATION #220-15 - DAVETTE STEPHENS - 1425 BEDFORD STREET - Special Exception (REVISION #1):** Applicant is requesting a Special Exception to operate a child day care facility for 60 children (an increase of 28 children from the application presented at the March 31, 2020 Planning Board meeting) at 1425 Bedford Street. The property is in the R-H Zoning District.

(REVISION #2): The applicant is resubmitting the Special Exception application to decrease the number of children from 60 to 46. After the applicant signed a lease for certain space, a larger unit became available and the Leasing Office would not cancel the first lease. The applicant will now use two (2) spaces for the day care center known as Unit 1-G and Unit 1-N. After a conversation with Vineeta Mathur, Associate Planner of the Zoning Board, about concerns discussed by the Planning Board about increasing to 60 children, the applicant decreased the number of children to 46. Unit 1-G will be the home of 16 students and Unit 1-N will be the home of 30 students.

ZONING BOARD OF APPEALS REFERRALS:

- 1. ZBA APPLICATION #015-20 - JOSEPH T. COPPELLA, ESQ. representing FRANK & CONCETTA DeSANTIS - 130 LENOX AVENUE, UNIT #14 - Motor Vehicle (REVISED):**
Applicant is the owner of the property located at 130 Lenox Avenue, Unit #14 and will be extending a long term lease to Brian R. Oxer, Principal of OXER Truck Service, LLC. Mr. Oxer is proposing to operate a motor vehicle repair shop with hours Monday through Saturday from 8:00 a.m. to 6:00 p.m. There are two (2) outside parking spaces. There will be no more than four (4) vehicles being serviced within the building. All vehicles being serviced will be parked within the unit overnight.

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

May 12, 2020 - PUBLIC HEARING FOR MASTER PLAN APPLICATION #MP-436

May 26, 2020