

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING &
PUBLIC HEARING (*CONTINUATION FROM MAY 12, 2020*)
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, MAY 26, 2020
7:00 p.m.

Join Zoom Meeting
<https://us02web.zoom.us/j/87208518237>

Meeting ID: 872 0851 8237
Password: 395168

One Tap Mobile
+13017158592,,87208518237#,,1#,395168# US (Germantown)
+13126266799,,87208518237#,,1#,395168# US (Chicago)

Dial by your location
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)

Meeting ID: 872 0851 8237
Password: 395168

Find your local number: <https://us02web.zoom.us/u/ktEcgE4gR>

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/87208518237>; **OR**
If not, **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.*

PLANNING BOARD MEETING MINUTES:

April 28, 2020 (Tabled from May 12, 2020)
May 12, 2020

PUBLIC HEARING

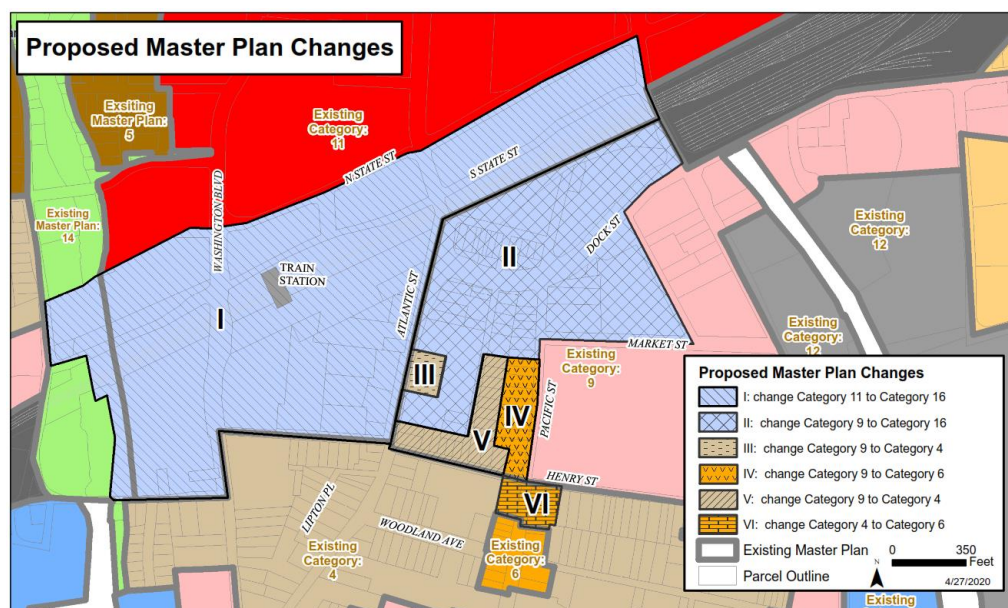
MASTER PLAN AMENDMENT #MP-436 (PUBLIC HEARING CONTINUED FROM MAY 12, 2020**):** The Planning Board of the City of Stamford has submitted a Master Plan Amendment proposing the South End Transit-Oriented Development (TOD) District - Master Plan Category #16 and various Map Changes. The applicant is proposing the new Master Plan Category #16 - Transit-Oriented Development (TOD) District, below:

NEW – Master Plan Category #16 (Transit-Oriented Development District) [Revised]

This category is intended to support the development of high-density residential and corporate office development within walking distance of the Stamford Transportation Center and to create a bridge between and support Downtown with its retail, entertainment, residential, **hotel** and other uses, and the predominantly residential South End. Densities could equal those of Downtown, but uses shall be limited to primarily office and residential uses with **neighborhood** retail supporting these uses and commuters using the Stamford Transportation Center. The District shall be walkable but also accessible to the commuting public and maximize the potential of the Stamford Transportation Center. As the Gateway to Stamford, special attention must be given to: (1) excellence in architecture and urban design, (2) public amenities, (3) pedestrian enhancements, (4) adequate parking for all uses including commuter parking, (5) mixed-use development, and (6) the creation of transit supporting amenities.

In addition, the Planning Board has proposed Master Plan Map Changes for the following six areas:

- Area I:** Change from MP Category #11 (Downtown) to MP Category #16 (Transit-Oriented Development District)
- Area II:** Change from MP Category #9 (Urban Mixed-Use) to MP Category #16 (Transit-Oriented Development District)
- Area III:** Change from MP Category #9 (Urban Mixed-Use) to MP Category #4 (Residential-Medium Density Multifamily)
- Area IV:** Change from MP Category #9 (Urban Mixed-Use) to MP Category #4 (Residential-Medium Density Multifamily)
- Area V:** Change from MP Category #9 (Urban Mixed-Use) to MP Category #6 (Commercial - Neighborhood Business)
- Area VI:** Change from MP Category #4 (Residential-Medium Density Multifamily) to MP Category #6 (Commercial - Neighborhood Business)



REQUEST FOR AUTHORIZATION:

ETHEL KWESKIN THEATER OPERATION AGREEMENT BETWEEN THE CITY OF STAMFORD AND CURTAIN CALL, INC.: The City of Stamford (the “City”) is the owner of a certain premises known as the “Sterling Farm Golf Course” and a portion of said premises contains a theater known as the “Kewskin Theater” to be operated by Curtain Call, Inc. (“Operator”). The current Operation Agreement expires on June 30, 2020 and the City of Stamford hereby exercises its option to extend the Agreement for the Renewal Term of July 1, 2020 through June 30, 2030. The City shall provide the Operator with an annual stipend, which shall be used exclusively to defray the cost of utilities, maintenance and security bills servicing the Premises. The Operator must provide the City with an annual audit of said expenditures no later than December 31st of each calendar year. The annual stipend, in accordance with the schedule set forth below, shall be paid by October 1st of every year beginning on the first year of this Agreement and on each anniversary thereafter as follows:

1.	July 1, 2020 through June 30, 2021:	\$80,000.00
2.	July 1, 2021 through June 30, 2022:	\$80,000.00
3.	July 1, 2022 through June 30, 2023:	\$85,000.00
4.	July 1, 2023 through June 30, 2024:	\$85,000.00
5.	July 1, 2024 through June 30, 2025:	\$90,000.00
6.	July 1, 2025 through June 30, 2026:	\$90,000.00
7.	July 1, 2026 through June 30, 2027:	\$95,000.00
8.	July 1, 2027 through June 30, 2028:	\$95,000.00
9.	July 1, 2028 through June 30, 2029:	\$100,000.00
10.	July 1, 2029 through June 30, 2030:	\$100,000.00

ZONING BOARD OF APPEALS REFERRALS:

- 1. ZBA APPLICATION #022-20 - ZACHARY PHILLIPSON & ALISON FITZSIMMONS - 21 KENILWORTH DRIVE WEST - Variance of Table III, Appendix B:** Applicant owns an existing one-story dwelling with a shed and is proposing to add a 20 ft. 6 in. x 11 ft. 2 in. one-story addition to the existing dwelling and a 25 ft. x 30 ft. garage accessory building. Applicant is requesting 22.5% building coverage for the existing dwelling, the proposed dwelling addition and proposed accessory garage in lieu of the 20% maximum.
- 2. ZBA APPLICATION #023-20 - ANTHONY STRAZZA, of STRAZZA CONSULTING, representing JANA STRUKOVA - 26 REMINGTON STREET - Variance of Table III, Appendix B:** Applicant owns a single-family dwelling with detached garage and is proposing a 750 sq. ft. second floor addition over the existing first floor footprint for a second dwelling unit. Applicant is requesting: (a) allowance to construct the second floor addition over the existing first floor footprint; (b) a side yard setback of 4 ft. in lieu of the 8 ft. required; (c) a streetline setback of 6 ft. in lieu of the 15 ft. required; and (d) a street center line setback of 28.5 ft. in lieu of the 40 ft. required.
- 3. ZBA APPLICATION #025-20 - ROMMEL & FRANCES NOBAY - 80 PALMER STREET - Variance of Section 10A & Section 6:** Applicant owns a single-family dwelling with garage built in the 1920s. Applicant is proposing to add a dormer to the existing garage and will not change the location, footprint or ridge height of the roof. Applicant is requesting: (a) a variance of Section 10A to expand a non-conforming garage and add a second floor and (b) a variance of Section 6 to have an accessory structure in the front yard expanded to add new second floor with no change in foot print.

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

June 9, 2020

June 30, 2020