

AGENDA
(REVISED JUNE 8, 2020)
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, JUNE 9, 2020
7:00 p.m.

Join Zoom Meeting
<https://us02web.zoom.us/j/81927177086>

Meeting ID: 819 2717 7086
Password: 914737

One Tap Mobile
+13126266799,,81927177086#,1#,914737# US (Chicago)
+19292056099,,81927177086#,1#,914737# US (New York)

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

Meeting ID: 819 2717 7086
Password: 914737

Find your local number: <https://us02web.zoom.us/u/kb5l5SC6cf>

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/81927177086>; **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=20
- 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:

May 26, 2020

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

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

Project	Project Name	CNR	Grant	Bond	Total
CP7209	EID (Energy Improvement Project)	(657,411.27)			(657,411.27)
CP9053	Innovate Stamford-Branding & Market	(112,000.00)	(112,000.00)		(224,000.00)
CP8500	Parking Improvements			(250,000.00)	(250,000.00)
C07352	Czescik Home Demolition			(153,183.00)	(153,183.00)
CP7912	Specialty Police Vehicles			(250,000.00)	(250,000.00)
CP5215	Cove Island Barn Restoration			(69,295.84)	(69,295.84)
CP7043	Barrett Park Building Replacement			(95,766.61)	(95,766.61)
CP6811	Cove Island Beach Resiliency Project			(350,001.00)	(350,001.00)
C56201	Glenbrook Building Addition-New Hope			(69,642.68)	(69,642.68)
	TOTALS	(769,411.27)	(112,000.00)	(1,237,889.13)	(2,119,300.40)

2. **ENERGY IMPROVEMENT PROJECT (EID) - PROJECT #CP7209 (Building Lighting Replacement) - Total Amount of \$657,411.27:** The City received more rebates than anticipated. This appropriation is offset by a reduction in Capital non-recurring.
3. **CITYWIDE MANHOLE & BASIN - PROJECT #C56129 - Total Amount of \$500,000.00:** The City's road network contains more than 12,000 manholes and basins. These structures require periodic reconstruction and adjustment at an average cost of \$8,000.00 per basin. This work is critical to protect the safety of the public and to maintain the City's investment in the infrastructure.
4. **CITYWIDE EQUIPMENT REPLACEMENT & UPGRADE - PROJECT #C65202 - Total Amount of \$250,000.00:** To replace and upgrade miscellaneous equipment and other items with a useful life in excess of five (5) years and which are non-recurring.
5. **INSPECTION AND ASSESSMENT OF CITY PROPERTY - PROJECT #001218 - Total Amount of \$250,000.00:** To provide Assessments and Property Condition Reports. Inspect and assess the condition of City property to determine deficiencies, immediate repairs and create a replacement reserve table. Assessment to include but not limited to:
 - Structural components, including walls, floors, roofs, windows and doors.
 - Systems, including plumbing, HVAC and electrical
 - Interior & exterior components, including finished and fixtures.
A Building Condition Assessment Report would be provided for each selected property.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #220-25 - HP GATEWAY LAND ONE OWNER, LLC & GATEWAY HARBOR POINT PLANNED COMMUNITY ASSOCIATION, INC. - 340 WASHINGTON BLVD., - Map Change:** Applicants are proposing to amend the Zoning Map for 340 Washington Blvd. from the Residential Multifamily (RM-F) Zoning District to Transportation Center Design District (TCDD).
2. **ZB APPLICATION #217-16 (3rd MOD) - CHARTER COMMUNICATIONS HOLDING COMPANY, LLC; HP GATEWAY ONE OWNER, LLC; HP GATEWAY UNIT TWO OWNER, LLC & GATEWAY HARBOR POINT PLANNED COMMUNITY ASSOCIATION, INC. - 340 & 400-440 WASHINGTON BLVD. - General Development Plan, Site & Architectural Plans and/or Requested Uses, Special Permit and Coastal Site Plan Review:** Applicants are proposing to modify the previously approved ZB Application #217-16 (2nd Mod) to facilitate the reconfiguration of the proposed parking garage and deck to incorporate 340 Washington Blvd. and other associated modifications to the site plan.

3. **ZB APPLICATION #220-21 - 492 GLENBROOK ROAD, LLC - 492 GLENBROOK ROAD (a.k.a. 492-494 GLENBROOK ROAD) - Site & Architectural Plans and/or Requested Uses and Special Permit:** Applicant is proposing to adaptively reuse and redevelop the property for a mixed-use development containing a total of twelve (12) units, ground floor commercial space and twenty-one (21) parking spaces. The development will reuse the first floor of the existing building, demolish the second story, add two stories and add a two-story building above parking in the rear. Property is located within the V-C (Village Commercial) District.
4. **ZB APPLICATION #220-17 - RICHARD REDNISS c/o 22 FIRST STREET (REDNISS & MEAD) - Text Change:** Applicant is proposing to amend Article III, Section 9AA - PD (Planned Development District); Subsection 1, Subsection 3-g, Subsection 3-h and Subsection D-1-b.
5. **ZB APPLICATION #220-18 - WESCOTT APARTMENTS DE 1, LLC (Owner) & WESCOTT APARTMENTS DE 2, LLC (co-Owner) - 1430 WASHINGTON BOULEVARD - Map Change:** Applicants are requesting to have a portion of 1430 Washington Boulevard moved from present Zoning Districts R-5, R-H & P-D to proposed zoning districts R-5 & P-D.
6. **ZB APPLICATION #220-19 - RAYMOND R. MAZZEO, c/o 22 FIRST STREET (REDNISS & MEAD) - Text Change:** Applicant is proposing to amend Section 7.3 (Special Exception Uses for Historic Buildings) by modifying the first sentence of Subsection D-5 by adding the words “light and air,” to read as follows:
 5. Bonus Development Standards. The Zoning Board in its sole discretion may approve a Special Permit and site plan pursuant to this section that does not otherwise fully satisfy the yard, height, coverage, *light and air*, dwelling unit density or floor area ratio (F.A.R.) standards of these Regulations, subject to the limitations as herein defined... (Remainder of section unchanged.)
7. **ZB APPLICATION #220-20 - HARDY PROPERTIES (Owner) & THE HOUSING DEVELOPMENT FUND (Contract Purchaser) - 287 & 297 WASHINGTON BOULEVARD - Site & Architectural Plans and/or Requested Uses, Special Permit and Coastal Site Plan Review:** Applicants are proposing to preserve a historic building and redevelop the remaining site area to provide a total of twenty-two (22) Below Market Rate home ownership units. The site is located in the R-MF Zoning District.

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

June 30, 2020

No Meetings Scheduled for July - Summer Hiatus