

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, JUNE 30, 2020
7:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/81836113238>

Meeting ID: 818 3611 3238

Password: 491826

One Tap Mobile

+13126266799,,81836113238#,1#,491826# US (Chicago)
+19292056099,,81836113238#,1#,491826# US (New York)

Dial by Location

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

Meeting ID: 818 3611 3238

Password: 491826

Find your local number: <https://us02web.zoom.us/j/81836113238>

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/81836113238>; **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=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:

June 9, 2020

REQUEST FOR AUTHORIZATION:

ETHEL KWESKIN THEATER OPERATION AGREEMENT BETWEEN THE CITY OF STAMFORD AND CURTAIN CALL, INC. (Tabled from May 26, 2020): 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 REFERRALS:

1. ZB APPLICATION #220-31 - CITY OF STAMFORD ZONING BOARD - Text Change:

Applicant is proposing, as part of the Omnibus Text Change, to amend the current Section 12 “Automobile Parking and Loading Space” and rename it to Section 12 “Mobility.” In addition to parking and loading regulations, the amended Section 12 would also take into account the needs of pedestrians and bicyclists by establishing standards for sidewalks and bike parking facilities.

Changes to Section 19 include moving Section 7.2 “Site Plan Review” and Section 7.5 “Review of Large Scale Development” to Section 19 without any substantive changes except for the updating of references, and adding to Section 19 Subsections 19.F “Parking Management Plans” and 19.G “Transportation Management Plans.”

2. ZB APPLICATION #220-22 - NGUYEN REALTY, LLC - 302-312 SHIPPAN AVENUE - Site & Architectural Plans and/or Requested Uses and Special Permit:

Applicant is requesting a Special Permit and Site & Architectural Plans and/or Requested Uses pursuant to Section 7.3 to facilitate the renovation of two (2) detached historical structures and construct an addition to create a total of eight (8) units along with onsite parking and ground floor retail.

3. ZB APPLICATION #220-23 - RICHARD REDNISS c/o 22 FIRST STREET (REDNISS & MEAD) - Text Change:

Applicant is proposing to amend Section 10 (Non-Conforming Uses) by adding a new Subsection “L” to create Special Permit standards for renovations and additions to residential buildings, within the RM-F Zoning District, constructed prior to 1984 pursuant to high-rise development standards existing at the time, and are currently non-conforming with regard to density, parking, open space and/or yard requirements.

4. ZB APPLICATION #220-24 - SPRUCE CT INVESTORS, LLC (Contract Purchaser) - 72 SPRUCE STREET - Site & Architectural Plans and/or Requested Uses and Special Permit:

Applicant is proposing to add new units as well as renovate all existing units, update fitness center, community room, roof top terrace and site landscaping. The total units will increase from 89 units to 121 units. The parking lot will also be restriped increasing the parking spaces from 89 to 95 spaces. The site is within the RM-F Zoning District.

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

July 21, 2020 - Special Meeting

August 4, 2020 - Regular Meeting