

AGENDA
STAMFORD PLANNING BOARD
SPECIAL MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, JULY 21, 2020
7:00 p.m.

JOIN ZOOM MEETING
<https://us02web.zoom.us/j/85494382264>

Meeting ID: 854 9438 2264
Password: 725041

ONE TAP MOBILE
+19292056099,,85494382264#,,,0#,,725041# US (New York)
+13017158592,,85494382264#,,,0#,,725041# US (Germantown)

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

Meeting ID: 854 9438 2264
Password: 725041

Find your local number: <https://us02web.zoom.us/j/85494382264>

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/85494382264>**; **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 30, 2020

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

INSPECTION & ASSESSMENT OF CITY PROPERTY - PROJECT #001218 FOR A TOTAL AMOUNT OF \$150,000.00: Provide assessments and property conditions reports. Inspect and assess the conditions of City property to determine deficiencies, immediate repairs and create a replacement reserve table. Assessments to include by 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:

NOTE: *ZB Application #220-26 & #220-27 Represent the Eastern Properties.*

1. **ZB APPLICATION #220-26 - WOODLAND PACIFIC, LLC & WALTER WHEELER DRIVE SPE, LLC - 707 PACIFIC STREET and 29, 39 & 41 WOODLAND AVENUE - Zoning Map Change:** Applicants are proposing to change the Zoning District for approximately four (4) acres of property comprising Harbor Point Planned Community Master Units C2 & SD #1 - 707 Pacific Street and 29, 39 & 41 Woodland Avenue from M-G, RM-F, C-B & SRD-S Zoning Districts to the R-HD Zoning District.
2. **ZB APPLICATION #220-27 - WOODLAND PACIFIC, LLC; WALTER WHEELER DRIVE SPE, LLC & THE STRAND/BRC GROUP, LLC - 707 PACIFIC STREET and 29, 39 & 41 WOODLAND AVENUE - Site & Architectural Plans and/or Requested Uses, Special Permit and Coastal Site Plan Review:** Applicants are requesting Site & Architectural Plans and/or Requested Uses and Coastal Site Plan Review approval for a development within the proposed RH-D Zoning District comprising 540 apartments including 54 onsite Below Market Rate (BMR) units, 690 parking spaces in a structured garage and associated landscaping and improvements. The applicants also seek a Special Permit pursuant to Subsections 4.D.15.e, 12.D.1.c & 4.D.15.m.4.c. The site comprises Harbor Point Planned Community Master Units C2 & SD #1 - 707 Pacific Street and 29, 39, & 41 Woodland Avenue.

NOTE: *ZB Application #220-28; #220-29 & #220-30 Represent the Western Properties.*

3. **ZB APPLICATION #220-28 - WALTER WHEELER DRIVE SPE, LLC - 796 ATLANTIC STREET and 17, 21, 23, 25, 29 & 39 WOODLAND AVENUE - Text Change:** Applicant is proposing to amend Article II, Section 9.J.2.a to change the references to the Master Plan within the "Purpose" Subsection for the South End Redevelopment District - South (SRD-S).
4. **ZB APPLICATION #220-29 - WOODLAND PACIFIC, LLC; WALTER WHEELER DRIVE SPE, LLC & THE STRAND/BRC GROUP, LLC - 796 ATLANTIC STREET and 17, 21, 23, 25, 29 & 39 WOODLAND AVENUE - Zoning Map Change:** Applicants are proposing to amend the Zoning Map for approximately three (3) acres of property from RM-F and M-G to SRD-S. The subject property comprises properties including Harbor Point Planned Community Master Units C-1 & SDU #1 - 5-9 Woodland Avenue, 796 Atlantic Street and 17, 21, 23, 25, 29 & 39 Woodland Avenue.
5. **ZB APPLICATION #220-30 - WOODLAND PACIFIC, LLC; WALTER WHEELER DRIVE SPE, LLC & THE STRAND BRC GROUP, LLC - 796 ATLANTIC STREET and 17, 21, 23, 25, 29 & 39 WOODLAND AVENUE - General Development Plan and Coastal Site Plan Review:** Applicants are requesting to amend the Harbor Point General Development Plan and Coastal Area Management Plan to facilitate the future development of Block C2 within the Harbor Point GDP.

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

August 4, 2020

August 25, 2020