

AGENDA
(REVISED AUGUST 25, 2020)
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, AUGUST 25, 2020
6:30 p.m.

JOIN ZOOM MEETING
<https://us02web.zoom.us/j/89376520051>

Meeting ID: 893 7652 0051
Passcode: 624871

ONE TAP MOBILE
+19292056099,,89376520051#,,,,,0#,,624871# US (New York)
+13017158592,,89376520051#,,,,,0#,,624871# 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: 893 7652 0051
Passcode: 624871

Find your local number: <https://us02web.zoom.us/j/89376520051>

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/89376520051>; **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:

July 21, 2020 (Special Meeting)

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #030-20 - KATIE WAGNER, QUESITED CONSULTING representing JAMES DUGGAN - 32 WEDGEMERE ROAD - Special Permit (Article III, Section 6(D)):** Applicant owns a single-family dwelling and is seeking approval to construct a 24 ft. x 30 ft. x 20 ft. 6 in (Height) detached, one story, prefab barn-style garage.
2. **ZBA APPLICATION #031-20 - KATIE WAGNER, QUESITED CONSULTING, LLC representing DAVID PALEY, RUSSIAN SCHOOL OF MATHEMATICS - 1086 LONG RIDGE ROAD - Special Exception (Article II, Section 3(A)(91)):** Applicant is requesting to operate a tutoring program, which is considered a “school” per Stamford Zoning Regulations. The applicant would occupy space on the second floor of this commercial building located at 1086 Long Ridge Road, which is in the CN Zone. This zoning designation allows a school to operate with a Special Exception approval from the Zoning Board of Appeals per Appendix A, Table I, Item 41.
3. **ZBA APPLICATION #027-20 - GLENN MALLETTE - 7 OVERHILL ROAD - Variance of Table III, Appendix B:** Applicant owns a single-family dwelling and is proposing to construct a 10 ft. x 12 ft. barn-style shed. Applicant is requesting: (a) a side yard setback of 6 ft. in lieu of the 20 ft. required; (b) a side yard setback of 9.2 ft. in lieu of the 15 ft. required and (c) a total side yard of 15.2 ft. in lieu of the 35 ft. required.
4. **ZBA APPLICATION #028-20 - ALEX & NICHELLE WADDELL - 134 WEBBS HILL ROAD - Special Exception:** Applicant owns a single-family dwelling with a garage, which is used as a primary residence and a daycare center for eight (8) children. The applicant is requesting permission to expand the daycare center from eight (8) children to twelve (12) children to assist working families with affordable childcare. The applicant has one (1) employee and hours of operation are from 7:00 a.m. to 6:00 p.m., Monday through Friday. The children are ages one (1) year to five (5) years old.
5. **ZBA APPLICATION #029-20 - JAMES LOW representing LOT 15 BELLTOWN ROAD, LLC - BELLTOWN ROAD, LOT #15 - Variance of Table III, Appendix B:** Applicant owns this vacant lot and is proposing to construct a 1,996 sq. ft. single-family home as per plans and survey submitted. Applicant is seeking lot frontage of 55 ft. in lieu of the 75 ft. required. The construction of the dwelling will otherwise conform to all R-10 zone requirements including setbacks, height, area and stories with a variance only for the lot frontage.
6. **ZBA APPLIATION #032-20 - DERRICK & MODESTY JOHNSON - 4 CAMBRIDGE ROAD - Variance of Article III, Section 7-G:** Applicant owns a single-family dwelling with a shed and wood and vinyl fencing. The applicant is proposing to remove all existing fencing and replace with a 6 ft. vinyl fence to enclose the entire back yard. The fence would run from the side of the house to the property line along Matthews Street, then along the back of the yard to the opposite side yard along the property line with the neighbor at 12 Cambridge Road and across to the back of the garage. The applicant is seeking permission to install the fence at 6 ft. 3 in. from grade in lieu of the 6 ft. maximum. As the property is in a flood zone, applicant has been advised by their engineer to leave 3 inches of air space under the fence.

THE PUBLIC HEARING FOR MASTER PLAN AMENDMENT #MP-437 and ZB APPLICATION #220-33 & #220-34 HAVE BEEN CONTINUED TO SEPTEMBER 29, 2020

MASTER PLAN AMENDMENT #MP-437 - ARTIS SENIOR LIVING (Contract Purchaser) & ROOSTER, LLC (Owner) represented by RICHARD REDNISS, REDNISS & MEAD - Map Change: Applicant is requesting to change portions of 1100 High Ridge Road and 209 Dunn Avenue from MP Category #2 (Residential - Low Density Single Family) to MP Category #7 (Commercial - Arterial).

- **ZB APPLICATION #220-33 - ARTIS SENIOR LIVING (Contract Purchaser) & ROOSTER, LLC (Owner) - 1100 HIGH RIDGE ROAD & 209 DUNN AVENUE - Text Change:** Applicant is proposing to amend Section 5E (Use Regulations) by adding language to the definition of “Assisted Living Facility” and to amend Appendix A, Table 1, Use #4.15 - Assisted Living Facility by marking a “B” under the C-N Zoning designation to indicate use is permitted by a Zoning Board Special Permit.
- **ZB APPLICATION #220-34 - ARTIS SENIOR LIVING (Contract Purchaser) & ROOSTER, LLC (Owner) - 1100 HIGH RIDGE ROAD & 209 DUNN AVENUE - Map Change:** Applicant is requesting a rezoning of 209 Dunn Avenue and a portion of 1100 High Ridge Road from present Zoning District R-10 to proposed Zoning District C-N.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #220-35 - 226-228 WEST MAIN STREET, LLC; POST ROAD III, LLC; POST ROAD IV, LLC; 188 WEST MAIN STREET, LLC; NANCY J. STEINEGGER & THE ESTATE OF JOHN F. STEINEGGER represented by CARMODY TORRANCE SANDAK HENNESSEY, LLP - 188, 194, 226, 230 & 236 WEST MAIN STREET and 40 & 54 ROSE PARK AVENUE - Text Change:** Applicant is proposing to amend Article III, Section 4.B.7.c (12) *Arterial Streets* to include West Main Street in the list of *Arterial Streets*.
2. **ZB APPLICATION #220-36 - 226-228 WEST MAIN STREET, LLC; POST ROAD III, LLC; POST ROAD IV, LLC; 188 WEST MAIN STREET, LLC; NANCY J. STEINEGGER & THE ESTATE OF JOHN F. STEINEGGER represented by CARMODY TORRANCE SANDAK HENNESSEY, LLP - 188, 194, 226, 230 & 236 WEST MAIN STREET and 40 & 54 ROSE PARK AVENUE - Map Change:** Applicant is proposing to rezone properties which are bound by Ann Street to the west, West Main Street to the north and Rose Park Avenue to the east from the present zoning districts C-B & R-MF to the Village Commercial V-C zoning district.
3. **ZB APPLICATION #220-32 - JOSEPH W. GARRA & REATA SPORTS, LLC - 134 JEFFERSON STREET - Text Change:** Applicant is proposing to amend Section 5 to add a new definition for Shooting Range Facility; amend Section 12.D to add a parking requirement for a Shooting Range Facility and to amend Appendix A, Table II by adding #167.1 (Shooting Range Facility) making the use permitted by the Zoning Board by Special Permit.

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

September 8, 2020

September 29, 2020