

**AGENDA**  
**STAMFORD PLANNING BOARD**  
**CAPITAL BUDGET & REGULAR MEETING**  
**VIA THE INTERNET & CONFERENCE CALL**  
**TUESDAY, DECEMBER 13, 2022**  
**6:30 P.M.**

**JOIN ZOOM WEBINAR**

Register in advance for this webinar:

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**INTERNATIONAL NUMBERS AVAILABLE:** <https://us02web.zoom.us/j/kdOdm5JiY>

**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/89622438076>; **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](mailto: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](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](mailto:lcapp@stamfordct.gov) or submit through a Chat message to the Planning Board Chair during the meeting.
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### **PLANNING BOARD MEETING MINUTES:**

November 22, 2022 (Tabled from the December 6, 2022 Meeting)

December 6, 2022

### **CAPITAL BUDGET:**

The Planning Board will make a final review of the Capital Budget at this meeting. The Planning Board will then finalize and adopt the Public Hearing Draft Capital Budget to be posted on the City's website no later than Thursday, December 15, 2022 for the Public Hearing scheduled for Tuesday, January 10, 2023.

### **ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #218-18 (MOD) - ARROW ALTERNATIVE CARE #3, INC. - 806 EAST MAIN STREET - Special Permit:** Applicant is proposing to amend the Special Permit (ZB #218-18) application to convert the approved Medical Marijuana Dispensary into Hybrid Retail pursuant to CT Public Act 21-1.

### **ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #001-23 - JASON A. KLEIN, CARMODY TORRANCE SANDAK & HENNESSEY, LLP representing STAMFORD REALTY PARTNERS, LLC - LOT A-MYRTLE AVENUE (a.k.a. 909 EAST MAIN STREET f.k.a. 20 MYRTLE AVENUE) - Variance of Appendix B, Table IV & Article IV, Section 10-A:** For the past 50 years the Property has operated as a Toyota car dealership and is improved with a ±8,254 sq. ft. building containing a showroom, office and automobile repair uses. In 2019, the Zoning Board of Appeals (ZBA) permitted the construction of a one (1) story addition on the existing dealership building to be used as office and storage space. Additional showroom space and replacement repair bays were also approved. The applicant is seeking ZBA approval to modify the variance granted in 2019 to allow a total building height of 29 ft. 2½ in. in lieu of the previously approved 27 ft. 6 in. No other changes to the previously approved addition are proposed. During the course of pursuing a Building Permit for the addition, it was determined the existing first floor structure was inadequate to carry the load of the second story addition. The modest increase in building height is needed to allow for support systems required to maintain the load of the previously approved second story addition. Applicant is requesting: **[a]** allowance of a building height of 29 ft. 2½ in. in lieu of the 25 ft. permitted. (Note: 2019 variance approval permitted a building height of 27 ft. 6 in. in lieu of the 25 ft. permitted); **[b]** to allow the proposed second story addition be located 0 ft. from the southerly side yard lot line in lieu of the 6 ft. required; and **[c]** to allow for the reasonable modernization of the automobile dealership use on the Property.
2. **ZBA APPLICATION #002-23 - CHRIS RUSSO, ESQ., RUSSO & RIZIO, LLC representing McDONALDS REAL ESTATE COMPANY - 1103 EAST MAIN STREET - Variance of Section 13-F & Section 12.D.10.b:** The site contains an existing two-story masonry building for a McDonald's fast food restaurant with a drive-through facility. Applicant is proposing the addition of a second drive-through lane with associated signage and site improvements. Applicant is requesting: **[a]** allowance of a springboard canopy, a digital pre-browse menu board of approximately 10 sq. ft. and an outdoor digital menu board of approximately 21 sq. ft. along the second drive-through lane; **[b]** allowance to reduce the off-street parking requirement for a drive-through fast food restaurant from the existing 61 spaces to 37 spaces in lieu of the 65 spaces required; and **[c]** a modification of a previous Zoning approval, which was conditioned as being approved per plans, to modify the Site Plan to install a second drive-through lane, a springboard canopy, a digital pre-browse menu board and an outdoor digital menu board.

### **OLD BUSINESS:**

None.

### **NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

- January 10, 2023 (Regular Meeting & Public Hearing-Capital Budget)
- January 24, 2023 (Regular Meeting)