

AGENDA
(REVISED JANUARY 20, 2023)
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, JANUARY 24, 2023
6:30 P.M.

JOIN ZOOM WEBINAR

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INTERNATIONAL NUMBERS AVAILABLE: <https://us02web.zoom.us/j/kc98xG6HJ>

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/83235784998>; **OR**
- If not, then **Call-in** using the **Phone Number & Passcode** 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:

January 10, 2023

CAPITAL BUDGET:

In accordance with Section C-611.3 of the Stamford Charter, the Stamford Planning Board will have final deliberations and vote on the Transmittal Letter and the recommended Capital Budget for 2023-2024 and Capital Plan for 2024-2030.

ZONING BOARD REFERRALS:

1. **APPLICATION 222-32 - CP VIII 100 CLINTON, LLC - 0, 100, 102 CLINTON AVENUE; 29, 31, 37, 41 DIVISION STREET & PARCEL N-1 (“BLOCK A”) and 75, 79, 99, 101, 107, 113 CLINTON AVENUE & 1, 4, 6, 10, 17, 19, 25 DIVISION STREET (“BLOCK B”) (COLLECTIVELY, THE “PROPERTY”) - Applications for General Development Plan, Site & Architectural Plans and/or Requested Uses, Coastal Site Plan Review and a Special Permit:** Applicant is proposing to construct two (2) residential buildings totaling 471 units with ±453 total parking spaces and associated amenities, landscaping, drainage and utility infrastructure. The property is located within the CAM boundary. The Special Permit, pursuant to Section 12.A.3, will allow the following:
 - A two (2) way ramp-width within the Block A parking levels of 22 ft. without a 2 ft. center divider or 1 ft. curb on either side; and
 - A two (2) way ramp-width within the Block B parking levels of 20.4 ft. without a 2 ft. center divider or 1 ft. curb on either side.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #003-23 - CONNOR SHORTELL, NEW ENGLAND PROPANE representing JASON BRUS - 15 DEEPWOOD ROAD - Variance of Section 3 (Accessory Structure):** Applicant owns a single-family residence and is requesting allowance of an accessory structure (propane fuel tank) to be located in the front yard. NOTE: Placement of the tank was permitted by the Building Department without review by Zoning.
2. **ZBA APPLICATION #004-23 - JASON KLEIN, CARMODY TORRANCE SANDAK & HENNESSEY LLP representing KCI SUMMER, LLC - 1911 SUMMER STREET - Various Variances:** Applicant owns property which is improved with a two-story, ±2,571 sq. ft. residential building built in 1914. Applicant intends to preserve the existing historic structure to be used as one (1) residential unit. Applicant proposes to construct a 4-story addition behind the existing structure containing four (4) dwelling units for a total of five (5) proposed residences. Should the Zoning Board of Appeals approve the variance relief requested, the applicant intends to seek a Special Permit and Site Plan Approvals from the Zoning Board approval pursuant to Section 7.3 of the Zoning Regulations to permit the preservation of the existing building and rehabilitation of the property for multifamily residential use. Applicant seeks the following variances:
 - Appendix B, Table IV, Footnote 7: Allowance for the construction of dwelling units with a front yard setback from Fifth Street of 5 ft. in lieu of the 15 ft. required for the portion of the property within the C-L Zone.
 - Appendix B, Table IV: Allowance for the construction of a structure with a front yard setback from Fifth Street of 5.35 ft. in lieu of the 10 ft. required for the portion of the property within the C-B Zone.
 - Table 12.5: Allowance for surface parking area to be located 1.15 ft. from the southerly property line in lieu of the 5 ft. required.
 - Table 12.5: Allowance for surface parking area to be located 0 ft. from a building in lieu of the 5 ft. required.
 - Section 7.K: Allowance for a rear yard of 10.13 ft. in lieu of the 30 ft. required.

3. **ZBA APPLICATION #005-23 - EDWARD & ANA DANIELSEN - 3 LEWELYN ROAD - Variance of Appendix B, Table III:** Applicant owns a single-family residence with a detached garage and stone patio and is proposing to construct a 1½-story addition over the existing footprint. Applicant is requesting a street line setback of 26.4 ft. in lieu of the 30 ft. required.

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

- February 7, 2023
- February 21, 2023