

**AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING & PUBLIC HEARING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, MARCH 7, 2023**

Regular Meeting - 6:30 p.m. / Public Hearing - 7:00 p.m.

JOIN A ZOOM WEBINAR

Register in advance for this webinar:

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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/81331289379>; **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.
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PLANNING BOARD MEETING MINUTES:

February 21, 2023 - Regular Meeting

February 24, 2023 - Special Meeting

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

1. **ROADWAY DESIGN & RECONSTRUCTION - PROJECT #CP1281 - TOTAL REQUEST \$108,000.00:** \$100,000.00 is a private contribution from the development at 441 Canal Street to make pedestrian safety and ADA upgrades around the site. \$8,000.00 is a private contribution from the development at the corner of Stillwater Avenue and Liberty Street to upgrade the ADA curb ramps and thermoplastic crosswalk at the intersection.
2. **CITYWIDE SIGNALS - PROJECT #C56174 - TOTAL REQUEST \$200,000.00:** These funds are a private contribution from the development at 441 Canal Street to make upgrades to the traffic signal infrastructure at Canal Street. This will include pedestrian and safety upgrades as well as signal timing upgrades on the corridor.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #223-09 - CITY OF STAMFORD ZONING BOARD - Text Change:** Applicant is proposing amendments to the V-C (Section 4.B.7), NX-D (Section 4.B.10) and R-HD (Section 4.B.11) District Regulations to streamline the Regulations by referring to existing Regulations and improve access to Light and Air.
2. **ZB APPLICATION #223-10 - CITY OF STAMFORD ZONING BOARD - Text Change:** Applicant is proposing a Text Change to simplify and clarify the definitions and standards for Adult Uses, Home Occupation, Medical Marijuana Dispensary Facility, Short-Term Rental and Group Day Care Home.
3. **ZB APPLICATION #223-11 - CITY OF STAMFORD ZONING BOARD - Text Change:** Applicant is proposing a Text Amendment to combine relevant Regulations that are currently located in different sections of the Regulations into one place, make some minor adjustments and delete Regulations no longer needed.

PUBLIC HEARING WILL BEGIN AT 7:00 P.M.

SUBDIVISIONS:

1. **SUBDIVISION #4046 - RICHARD REDNISS, REDNISS & MEAD representing KAREN KENNEDY WOODCOCK TRUST (OWNER) and TH1, LLC & HB CAPITAL, LLC (APPLICANT) - 29 INTERVALE ROAD and 131 & 139 TURN OF RIVER ROADS (11 LOTS):** The applicant is proposing to subdivide three (3) properties, totaling approximately 4.0 acres, into a total of eleven (11) parcels. Turn of River Road borders the western boundary and Intervale Road borders the northern boundary of the site. The property is improved with three (3) single-family residences, two (2) detached garages, two (2) asphalt driveways and a dirt driveway. The existing residences and garages will be demolished and replaced with eleven (11) new dwellings.

REGULAR MEETING TO CONTINUE AFTER PUBLIC HEARING

ZONING BOARD REFERRALS (Con't):

4. **ZB APPLICATION #223-12 - LANDMARK SQUARE 1-6, LLC - 0 ATLANTIC STREET; 3 ATLANTIC STREET; 2 BROAD STREET; 4 BROAD STREET; 5 BROAD STREET & 101 BROAD STREET - Site & Architectural Plans and/or Requested Uses and a Special Permit:** Applicant is proposing the redevelopment of Landmark Square Building #3 including demolition of the existing 134,000 sq. ft. office building and replacing with 400 apartments, 420 parking spaces, residential amenities and 5,200 sq. ft. of retail space.
5. **ZB APPLICATION #222-37 - TR BROAD II, LLC & 122-124 BROAD STREET, LLC - 122-124, 128-134 & 136 BROAD STREET - Amended Application for a Special Permit:** Applicant is proposing to amend the Special Permit application to reduce the number of compact parking spaces from nineteen (19) to eleven (11) and to eliminate the request for 37 parking spaces in the Bedford Street garage by using tandem and valet parking on-site.

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

- March 28, 2023 (Public Hearing - Master Plan Amendment #MP-442 - 91 Hope Street)
- April 11, 2023 (Regular Meeting)