

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING & PUBLIC HEARING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, MARCH 28, 2023

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

JOIN ZOOM WEBINAR

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_gFL7mqPpR36-jpdnoEc13g

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INTERNATIONAL NUMBERS AVAILABLE: <https://us02web.zoom.us/j/84165548738>

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/84165548738>; **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:

March 7, 2023 - Regular Meeting

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

1. **FIRE APPARATUS - PROJECT #C63005 - TOTAL REQUEST \$1,700,000.00:** For the purchase of two (2) fire engines (approximately \$850,000.00 each) before the expected increase in price of \$300,000.00 (\$150,000.00 each) in the new fiscal year and extended lead time of 24-36 months.
2. **STAMFORD HIGH ATHLETIC FIELDS - PROJECT #001327 - TOTAL REQUEST \$3,000,000.00:** Creation of a new synthetic turf baseball field and new synthetic multipurpose soccer and lacrosse field facility across from the baseball field at Stamford High School. Facility shall include field, subsurface drainage and structure, synthetic turf and infill, inlays, walkways (with minimal walkway lighting), baseball backstop, fencing, water source for wetting the field and for drinking, dugouts, aluminum bleachers, scoreboard, retaining wall (northern side of field where rock outcrop is located), batting cages, bullpens, and a small storage shed for materials and equipment. Facility shall be ADA compliant. Project shall include the specifications necessary for the procurement of turf grooming equipment and training necessary for the Stamford Public School Crew to maintain the field(s). There are two (2) funding sources: DEEP - \$2,000,000.00 and Econ Development - \$1,000,000.00.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #223-13 - RAYMOND MAZZEO, 22 1st CORP. c/o REDNISS & MEAD - Text Change:** Applicant is proposing to amend Section 10.K (Expansion of Non-Conforming Buildings in C-B and C-WD Districts) by adding a new subsection permitting hotel additions in the C-B Zone, subject to certain conditions.
2. **ZB APPLICATION #223-14 - ARMON HOTEL (STAMFORD HOSPITALITY, LP) - 2701 SUMMER STREET - Site & Architectural Plans and/or Requested Uses and a Special Permit:** Applicant is proposing the construction of a new prayer room with a green roof in the northeast corner of the site along with an enhanced landscape buffer to create screening for neighbors. The Special Permit application includes a request pursuant to Section 10.K to permit the building additions and a request pursuant to Section 12.D.1.d to permit up to 10% of the required spaces to be provided on an as-needed basis.

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

INSTRUCTIONS FOR THE PUBLIC TO SPEAK ON MASTER PLAN APPLICATION #MP-442:

- *Speakers from the public will have 5 minutes each to speak.*
- *Any public speaker wishing to submit written testimony prior to the meeting can send it to Lindsey Cohen, Associate Planner at lcohen@stamfordct.gov or to Theresa Dell, Planning Board Chair at tdell@stamfordct.gov or submit the request through a Chat message to the Planning Board Chair during the meeting.*
- *During the meeting, please do not send Chat messages to “Everyone” because it is distracting for all attendees.*
- *All public speakers wishing to speak at the Public Hearing shall send a Chat message to the Moderator/Planning Board Chair with their name and address to sign-up to speak.*
- *All public speakers shall announce their name and address clearly for the record prior to speaking.*

MASTER PLAN AMENDMENTS:

1. **MASTER PLAN AMENDMENT #MP-442 - JOSEPH J. CAPALBO II - 91 HOPE STREET:** Applicant is proposing to amend the City of Stamford 2015-2025 Master Plan changing the Master Plan designation of 91 Hope Street (Tax Assessor No. 002-6785) from Master Plan Category #2 (Residential - Low Density Single-Family) to Master Plan Category #3 (Residential - Low Density Multifamily).

REGULAR MEETING TO CONTINUE AFTER PUBLIC HEARING

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #009-23 - PIERRE-CHRISTIAN D. FRYE representing 85 MYRTLE AVENUE, LLC - 85 MYRTLE AVENUE - Variance of Table IV, Appendix B:** Applicant owns a three-story office and warehouse building and proposing to construct a one-story addition of 508 sq. ft. to the existing structure for warehouse and storage. Applicant is requesting an allowance for the addition to be located 0 ft. 0 in. from the rear lot line in lieu of the 15 ft. required and 4 ft. from the right side lot line in lieu of the 0 ft. required.
2. **ZBA APPLICATION #010-23 - MARIO P. MUSILLI, ESQ. representing ELAINE PARRUCCINI - 1124 SHIPPAN AVENUE - Variance of Table III, Appendix B:** Applicant owns a one-story single family dwelling consisting of 996 sq. ft. of living area fronting on Shippan Avenue along with a 342 sq. ft. detached garage along the easterly boundary line. Applicant is proposing to add a second story over the existing footprint of approximately 25 ft. x 40 ft. excluding an enclosed porch of approximately 200 sq. ft. Applicant is requesting the following variances: *(a)* allowance of a 19 ft. front line setback from Shippan Avenue in lieu of the 25 ft. required; *(b)* allowance of a 10 ft. front line setback from Iroquois Road in lieu of the 25 ft. required; and *(c)* allowance of a 3.5 ft. side yard setback from the northerly side yard property line in lieu of the 6 ft. required.

OLD BUSINESS:

Policy Review: Ralph Blessing, Land Use Bureau Chief, will attend the April 11, 2023 meeting to discuss parking and affordable housing issues in follow-up to questions posed at the March 7, 2023 meeting.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

- April 11, 2023
- April 25, 2023