

**AGENDA**  
**STAMFORD PLANNING BOARD**  
**REGULAR MEETING**  
**VIA THE INTERNET & CONFERENCE CALL**  
**TUESDAY, MAY 23, 2023**  
**6:30 p.m.**

**JOIN ZOOM WEBINAR**

Register in advance for this webinar:

[https://us02web.zoom.us/webinar/register/WN\\_W1O18bzER9ieJW-OHvau8Q](https://us02web.zoom.us/webinar/register/WN_W1O18bzER9ieJW-OHvau8Q)

After registering, you will receive a confirmation email containing information about joining the webinar.

**JOIN FROM A PC, MAC, iPad, iPhone OR ANDROID DEVICE**

Please click this URL to join.

<https://us02web.zoom.us/j/81924457208>

**Webinar ID: 819 2445 7208**

**Passcode: 267648**

**ONE TAP MOBILE**

+16465588656,,81924457208# US (New York)

+16469313860,,81924457208# US

**JOIN BY PHONE**

Dial (For higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 646 931 3860 or +1 301 715 8592 or +1 305 224 1968 or  
+1 309 205 3325 or +1 312 626 6799 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or  
+1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171 or  
+1 669 900 9128 or +1 689 278 1000 or +1 719 359 4580

**Webinar ID: 819 2445 7208**

**Passcode: 267648**

**INTERNATIONAL NUMBERS AVAILABLE:** <https://us02web.zoom.us/j/81924457208>

**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/81924457208>; **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](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.
- 
-

**PLANNING BOARD MEETING MINUTES:**

May 9, 2023.

**REQUEST FOR AUTHORIZATION**

**SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:**

1. **PARK AMENITIES UPGRADE - PROJECT #CP0122 - TOTAL REQUEST \$25,000.00:** The City of Stamford was the recipient of a private donation in the amount \$25,000.00 facilitated by a representative from Terra Green, LLC. Their representative indicated they seek to invest in one Stamford-based outdoor project every five (5) years. The project identified includes a scope of work to remove the bleachers at Cubeta Stadium and then power wash and paint the stadium seating.

**ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #223-17(MOD) - STAMFORD ZONING BOARD - Text Change:** The purpose of this Text Change is to establish use regulations for marijuana and cannabis-related uses and to protect the welfare and safety, in particular, of children and adolescents. To that end, changes to the Smoke Shop or Tobacco Store regulations are also proposed to include minimum distance requirements from schools and signage limitations. All proposed marijuana and cannabis-related use regulations align with the licensing requirements of the State of Connecticut.
2. **ZB APPLICATION #223-22 - STAMFORD ZONING BOARD - Text Change:** The purpose of this Text Change is to have a uniform definition for Substantial Renovations and Alternations in the Zoning Regulations and to clarify when requirements for providing sidewalks, electric vehicle charging and bicycle parking for existing developments are triggered.

**MASTER PLAN AMENDMENTS:**

The Public Hearing for this application has been postponed to the June 27, 2023 meeting. The Applicant has submitted an application for a Zoning Map Change for this property from R-7½ One Family Residence District to RM-1 Multiple Family Low Density Design District. The application could not be referred to the Planning Board because it is incomplete. Once the Zoning Board application is referred to the Planning Board, the Planning Board will hear both the Master Plan Map Change and Zoning Map Change at the same meeting.

1. **MASTER PLAN AMENDMENT #MP-442 - JOSEPH J. CAPALBO II, ESQ. - 91 HOPE STREET (Continued from the March 28, 2023 & April 25, 2023 Meetings):** 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).

**ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #014-23 - RAYMOND MAZZEO, REDNISS & MEAD representing YOUNG ISRAEL OF STAMFORD, INC. - 63 & 69 OAKLAWN AVENUE - Variance of Appendix A, Table I & Section 19.C and Special Permit:** Applicant is requesting to build a new religious institution with associated parking, drives and landscaping. The existing properties contain the applicant's existing synagogue building (69 Oaklawn Avenue) and a single-family home with detached garage and shed structures (63 Oaklawn Avenue), which the applicant also owns. Both properties are in the R-7½ Zone. The applicant is requesting the following variances:
  - 19.C.2.e(4): Side yard setbacks of 25.3 ft. and 27.3 ft. in lieu of the 40 ft. required.
  - 19.C.2.e(5): Side yard buffer of 4.2 ft. in lieu of the 10 ft. required (west side only).
  - 19.C.2.e(5): Building perimeter buffer.
  - 12.B.1: To permit up to 10 tandem parking spaces serving a non-residential use in the R-7½ Zoning District.

- **12.C.1.b (Table 12.6):** To permit parking areas: [a] in the front yard between the building lines; [b] in the front yard outside the building lines; and [c] in the side yards.
- **12.D.4:** To permit 22 onsite parking spaces in lieu of the 69 required.
- **12.J.3 (Table 12.10):** To permit: [a] zero (0) Class A bicycle parking spaces in lieu of the four (4) required; and [b] zero (0) Class B bicycle parking spaces in lieu of the 17 required.
- **12.K.2:** Sidewalk width of 5 ft. (existing) in lieu of the 10 ft. required.
- **12.L.2 (Table 12.14):** To permit zero (0) electric vehicle parking spaces in lieu of the three (3) required.

2. **ZBA APPLICATION #018-23 - JUAN PAREDES, JP ENGINEERING & ARCHITECTURAL SERVICES, LLC representing ROCCO LONGO - 69 TURN OF RIVER ROAD - Variance of Table III, Appendix B and Section 4.B.2.d(2)(e):** Applicant owns a single-family dwelling on a corner lot with two (2) access driveways. Applicant is proposing to construct a second story over a modified layout of the first story, a garage, and to remove one driveway and relocate the second. The building footprint will increase from 1,255 sq. ft. (12.43% building coverage) to 2,013 sq. ft. (19.93% building coverage). The existing foundation will remain and be reinforced and the existing non-conforming front yard setback of the dwelling will not be exacerbated. Applicant is requesting the following variances:

**Section 4.B.2.d(2)(e):**

- Front setback of 15.3 ft. in lieu of the 40 ft. required. (Along Gerik Road for the 2nd floor addition over a non-conforming existing 1st floor.)
- Front setback of 21.1 ft. in lieu of the 40 ft. required. (Along Gerik Road for the garage addition.)

**Table III, Appendix B:**

- Front yard setback from street center of 40.3 ft. in lieu of the 65 ft. required. (Along Gerik Road for 2nd floor addition over non-conforming existing 1st floor.)
- Front yard setback from street center of 46.1 ft. in lieu of the 65 ft. required. (Along Gerik Road for the garage addition.)

3. **ZBA APPLICATION #019-23 - RAYMOND MAZZEO, REDNISS & MEAD representing CONOR M. HICKEY & SUZANNE M. MARSALISI - 168 STAMFORD AVENUE - Variance of Section 3.B (Accessory Structure):** Applicant owns a single-family dwelling on a corner lot with associated driveway, detached garage, patio and landscaping, which was purchased in 2020 where an existing non-conforming fireplace, grill, retaining walls and generator already existed. The applicant is seeking allowance for the existing outdoor fireplace, built-in barbeque and generator to remain within a front yard.
4. **ZBA APPLICATION #020-23 - DONALD ALAN BROGGI - 736 DEN ROAD - Variance of Section 7:** Applicant owns a single-family two-story dwelling with a one-story garage on an accessway lot and is proposing to construct a two-story addition. Applicant's property is significantly impacted by wetlands and a conservation easement. Applicant is requesting a side yard setback of 15 ft. in lieu of the 25 ft. minimum allowed for a proposed two-story building addition.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

- June 13, 2023 (Regular Meeting)
- June 27, 2023 (Regular Meeting & Public Hearing - Last meeting before July Hiatus)
- August 15, 2023 (Regular Meeting)