

**STAMFORD PLANNING BOARD  
APPROVED MINUTES - TUESDAY, JUNE 27, 2023  
REGULAR MEETING & PUBLIC HEARING  
VIA THE INTERNET & CONFERENCE CALL  
Regular Meeting - 6:30 p.m. / Public Hearing - 7:00 p.m.**

**JOIN ZOOM WEBINAR**

**Webinar ID: 863 3863 2862**

**Passcode: 690797**

**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/86338632862>; **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).

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Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Michael Buccino and Michael Totilo. Alternates: William Levin and Stephen Perry. Absent: Jennifer Godzeno, Secretary & Voting Member. Present for staff: Lou Casolo, Engineering Bureau Chief/City Engineer, Erin McKenna, Senior Planner and Lindsey Cohen, Associate Planner.

Ms. Dell called the meeting to order at 6:33 p.m.

Ms. Dell introduced the members of the Board and staff present and introduced the first item on the agenda.

**PLANNING BOARD MEETING MINUTES:**

**June 13, 2023:** After a brief discussion, Mr. Buccino moved to recommend **approval** of the Planning Board Regular Meeting of June 13, 2023; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Perry, Tepper and Totilo). (Mr. Levin was ineligible to vote as he was absent at the June 13, 2023 meeting.)

Ms. Dell stated three (3) Capital Project Appropriation Requests were received this afternoon to be added to the agenda and called for a motion to add these three (3) projects.

Mr. Buccino made a motion to “Walk On” the three (3) Capital Project Appropriation Requests; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 6-0 (Dell, Buccino, Levin, Perry, Tepper and Totilo).

**REQUEST FOR AUTHORIZATION**

**SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:**

1. **CUMMINGS POND AREA FLOOD & ECOLOGICAL RESILIENCE PLAN - PROJECT #001346 - TOTAL REQUEST \$481,125.00:** There is a 4-foot diameter stormwater outfall that empties into Cummings Pond. Installed in the 1930s, the number of drainage structures attached to it has grown severely out of proportion to its capacity over the years. The goal is to do a hydrologic and hydraulic analysis as a basis for developing concept level plans, prioritizing nature-based solutions. This project is 100% funded by State grant.

Lou Casolo, Engineering Bureau Chief/City Engineer, made a brief presentation and answered questions from the Board.

After a brief discussion, Mr. Totilo recommended approval of the Cummings Pond Area Flood & Ecological Resilience Plan - Project #001346 with a Total Request of \$481,125.00 and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and the City Charter Section C6-30-13 and finds this request to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Levin, Tepper and Totilo).

- 2. RESILIENCY AND CLIMATE ADAPTATION IMPLEMENTATION - PROJECT #CP1457 - TOTAL REQUEST \$210,750.00:** The project includes the West Side, Waterside, and Downtown neighborhoods. GIS-based tree inventories will be included for all 3 neighborhoods. The project includes extensive public outreach. The goal is to identify actionable next steps and potential funding mechanisms. This project is 100% funded by State grant.

Erin McKenna, Senior Planner, Land Use Bureau, made a brief presentation and answered questions from the Board.

After a brief discussion, Mr. Perry recommended approval of the Resiliency and Climate Adaptation Implementation - Project #CP1457 with a Total Request of \$210,750.00 and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and the City Charter Section C6-30-13 and finds this request to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Perry, Tepper and Totilo).

- 3. TOILSOME BROOK FLOOD RESILIENCE PLAN - PROJECT #001347 - TOTAL REQUEST \$598,125.00:** This project overlaps with the Engineering Bureau's Citywide Drainage Assessment. It focuses on one of the most chronically flood prone places in the City, which includes high-density residential areas where the drainage infrastructure is undersized. The goal is to do a hydrologic and hydraulic analysis as a basis for developing concept level plans, prioritizing nature-based solutions. This project is 100% funded by State grant.

Lou Casolo, Engineering Bureau Chief/City Engineer, made a brief presentation and answered questions from the Board.

After a brief discussion, Mr. Totilo recommended approval of the Toilsom Brook Flood Resilience Plan - Project #001347 with a Total Request of \$598,125.00 and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and the City Charter Section C6-30-13 and finds this request to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Mr. Levin seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Levin, Tepper and Totilo).

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

- 1. ZBA APPLICATION #021-23 - JOHN MARINELLI, ARCHITECT representing EMRAN M. RAHIM - 282 SELLECK STREET - Variance of Section 10.C (Non-Conforming Uses) and Table IV, Appendix B, Note 21:** Applicant owns a two-family residence currently unoccupied due to fire damage and needs to be demolished. Applicant is requesting the following variances in order to rebuild a new two-family residence with an attached one-car garage. The new residence will be 63 ft. 11 in. deep x 26 ft. 11 in. wide x 28 ft. high to average roof line and will conform to zoning setbacks and coverage. The applicant is requesting the following variances:

**Section 10.C (Non-Conforming Uses):**

- Allowance of an existing residence in the M-G zone to be expanded and remain in order to construct a new two-family residence with attached one car garage.

**Table IV, Appendix B, Note 21:**

- Requesting side yard setback of 0.6 ft. in lieu of 0 ft. or 4.0 ft. for M-G Zone (Note 21, Appendix B).

The property is in the Master Plan Category #13 (Industrial - General). Except for this property and two adjacent lots having single-family homes, the immediate area around this site reflects industrial land use. The Applicant is rebuilding a home burned down by fire that was an existing non-conforming use. The new floor plan is slightly reconfigured resulting in a moderate increase of floor area where no increase in nonconforming use is permitted and a 0.6 ft. side yard setback where 0.0 ft. or 4.0 ft. is required. Seeing as the home was destroyed by an act of God, and the replacement is only a moderate increase in floor area and side yard setback, Staff recommends approval of this application.

After a brief discussion Mr. Perry recommended **approval** of **ZBA Application #021-23** and that this request is compatible with the neighborhood and consistent with Master Plan Category #13 (Industrial - General); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Perry, Tepper and Totilo).

Ms. Cohen made note that due to the two items for Public Hearing and the significant number of comments received this week, the Land Uses Bureau decided to pull the two Zoning Board Text Change applications from this agenda and will be heard at the August 29, 2023 meeting.

Ms. Dell stated that they were ZB Application #223-30 & #223-31.

### **OLD BUSINESS:**

Ms. Dell noted that on Monday night at the Zoning Board meeting the Zoning Board voted against the dispensary application at Bull's Head (ZB #223-15 Sweetspot) due to the proximity to schools and the new construction taking place in the area by a vote of 4-0-1. David Stein, Chair, abstained as he was not totally in agreement with the ideas presented. The Zoning Board also discussed a moratorium on dispensaries. The Zoning Board has not discussed or voted on any text changes to the Zoning Regulations yet and want to wait until that is finalized. They are looking for a moratorium of 6 to 8 months. The Zoning Board stated they would like to see how the operations at Fine Fettle and Curaleaf progress and how the Planning Board's approval of the Text Changes take effect before any further actions are taken on dispensaries.

Ms. Dell stated that on Wednesday night the Board of Representatives will have a meeting on the Charter recommendations. Ms. Dell noted she did attend the Charter Revision meeting and was only afforded 4 minutes to speak and was not able to present all the points of the Land Use Bureau. After the meeting she was only contacted by email with an explanation of why some of the points in the letter to the Charter Commission were unacceptable. Ms. Dell asked Ms. Cohen if she had any further information.

Ms. Cohen stated it is the Charter Revision Committee meeting at 6:00 p.m. and no one from the Land Use Bureau was planning to make any presentation.

Ms. Dell stated a letter was sent to the Board of Representatives stating their points on the proposed Charter revisions.

### **NEW BUSINESS:**

Ms. Dell reminded everyone the Planning Board is in hiatus in July and wished everyone a good summer.

Ms. Dell stated there is a meeting scheduled for August 15, 2023 but may not be needed. It will be decided at the end of July. Ms. Dell stated August 29th will definitely take place and asked for everyone to try and attend as it will be a Regular Meeting & Public Hearing.

Next regularly scheduled Planning Board meetings are:

- NO MEETINGS IN JULY - PLANNING BOARD ON HIATUS
- August 15, 2023 (*IF NEEDED*)
- August 29, 2023 (Regular Meeting & Public Hearing)

Ms. Dell stated there is 5 minutes before starting the Public Hearing and will take a short break. Ms. Dell also stated that Mr. Levin would vote on 91 Hope Street and Mr. Perry would vote on Long Ridge & Wire Mill Roads.

Ms. Dell called the meeting back to order and opened the Public Hearing.

## ***PUBLIC HEARING BEGAN AT 7:00 P.M.***

### ***INSTRUCTIONS FOR THE PUBLIC TO SPEAK ON MASTER PLAN APPLICATION #MP-442 & MASTER PLAN AMENDMENT #MP-444:***

- *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](mailto:lcohen@stamfordct.gov) or to Theresa Dell, Planning Board Chair at [tdell@stamfordct.gov](mailto: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.*

Ms. Dell stated there are two items for the Public Hearing and went over the instructions as follows:

The applicant will make a presentation on their application. Along with each Master Plan Amendment is a Zoning Board Text Change application. The Master Plan Amendment will be voted on first and the Zoning Board application will be voted on second.

After the applicant has made their presentation, the Planning Board will have the opportunity to ask questions. The hearing will then be opened to the public for their comments.

Ms. Dell stated there were many pieces of correspondence received both “In Favor” and “Opposed” for each application none of which will be read into the record but all emails/letters have been forwarded to all Board members and will be made part of the public record. Everything received as of 4:00 p.m. today has been seen by the Board but anything received after that time will be forwarded to the Board tomorrow and will also be made part of the public record.

Ms. Dell asked that when the Hearing is opened to the public, that those who wish to speak either raise a hand or by some other means, make it known you would like to address the Board and Ms. Cohen will allow you to speak/unmute.

Ms. Dell read Master Plan Amendment #MP-442 and Zoning Board Application #223-23 into the record.

Ms. Dell asked Ms. Cohen if she had any comments before having the applicant make their presentation.

Ms. Cohen made brief comments and Ms. Dell then turned it over to Mr. Capalbo.

### ***MASTER PLAN AMENDMENTS:***

1. **MASTER PLAN AMENDMENT #MP-442 - JOSEPH J. CAPALBO II, ESQ. - 91 HOPE STREET** ***(Continued from the March 28, 2023; April 25, 2023 & May 23, 2023 Meetings)***: Applicant is proposing to amend the City of Stamford 2015 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).

The lot at 91 Hope Street is bifurcated into two Master Plan categories. The area immediately adjacent to Hope Street (~1.03 acres) is designated Master Plan Category #3 (Residential - Low Density Multifamily) and the area to the rear of the lot (~1.30 acres) is designated as Master Plan Category #2 (Residential - Low Density Single-Family). The purpose of this Application is to consolidate the lot into one category, Master Plan Category #3. The future intent is to develop a portion of the site as low density multifamily, which would be a permissible use pursuant to Zoning Board Application #223-23, below.

The areas to the immediate south and west of the lot are in MP Category #3 and to the east and northeast are in MP Category #2. Land uses to the south and west are condominiums. Land uses to the north and east are single-family homes.

Since the Public Hearing has opened on this Application, the Applicant has reported to engage with neighbors, specifically those on Howes Avenue. The illustrative site plan has been revised, reducing the conceptual number of housing units from forty-four (44) to twenty-seven (27) housing units. Parking has been proportionately reduced. Changes have resulted in increased green space available for buffering between neighboring properties.

Considering the location, size and context of this site, Staff recommends approval of this Application because it is aligned with the neighborhood and the Master Plan. Specifically, the Application is aligned with the following Master Plan policies and strategies:

- Strategy 6C.2: Promote the development of a variety of housing types.
- Policy 7H: Encourage Infill Development.
- Belltown, Glenbrook and Springdale Policy 1: Create vibrant mixed-use centers that are pedestrian- and transit-friendly.

Joseph Capalbo II, Esq., representing the applicant, along with Leonard D'Andrea, D'Andrea Surveying & Engineering, LLC; made a presentation and answered questions from the Board.

Ms. Dell opened the public portion of the Hearing.

The following residents spoke:

- Shelly Michelson - 111 Idlewood Drive.
- Joanne Cornacki - 4 Howes Avenue
- Frances Lane - 40 Clinton Avenue - Public Trustee, Stamford Affordable Trust Fund Board
- Carl Weinberg, Board of Representatives, District #20
- Lori Constantine - 3 Howes Avenue

Ms. Dell allowed Mr. Capalbo to respond to the public comments.

Ms. Dell reiterated that one of the important issues the Board would like to see addressed if this project comes back before the Board is reduced units and parking and more green space.

Mr. Capalbo stated that the concerns brought up by the Board would definitely be looked at.

Ms. Dell made a final call for anyone from the public to speak. Ms. Cohen stated there was no one indicating such.

Ms. Dell closed the public portion of the Hearing.

Ms. Dell then began final discussion among the Board.

After considerable discussion, Mr. Levin recommended **approval** of **Master Plan Amendment #MP-442** with the condition that future development will be more neighborhood friendly than the preliminary site plans submitted i.e., reducing the number of units from twenty-seven (27), decreasing the number of parking spaces, increasing green space and landscaping, providing an outdoor amenity such as a playground or gazebo, and proposing traffic calming measures for adjacent streets. When the future development is in front of the Planning Board, there should be a discussion of how the project will meet the City's BMR requirements, specifically with respect to ownership vs rental affordable units; and that this request is compatible with the neighborhood and consistent with Master Plan Category #3 (Residential - Low Density Multifamily); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Levin, Tepper and Totilo).

### **COMPANION ZONING BOARD REFERRAL:**

**ZB APPLICATION #223-23 - JOSEPH J. CAPALBO II, ESQ. - 91 HOPE STREET - Map Change:**  
Applicant is proposing to rezone 91 Hope Street from the present R-7½ (Single-Family, Low Density) to proposed RM-1 (Multiple Family, Low Density, Design District).

The property is in two Master Plan categories, Master Plan Category #3 (Residential - Low Density Multifamily) and Master Plan Category #2 (Residential - Low Density Single-Family). MP-442, above, is an application to have the property fully within Master Plan Category #3. The property immediately to the north and east is zoned R-7½ (One Family Residence District) and the property immediately to the west and south is zoned R-5 (Multiple Family Medium Density Design District). The RM-1 provides a transition between R-7½ and R-5. Staff recommends approval of this Application as the re-zoning is aligned with the character of the neighborhood, which is a transition between multifamily developments and single-family homes. In addition, the Application is aligned with Master Plan Category #3 to allow for low-density multiple family dwellings and supports the following Master Plan policies and strategies:

- Strategy 6C.2: Promote the development of a variety of housing types.
- Policy 7H: Encourage Infill Development.
- Belltown, Glenbrook and Springdale Policy 1: Create vibrant mixed-use centers that are pedestrian- and transit-friendly.

After a brief discussion, Mr. Totilo recommended **approval** of **ZB Application #223-23** and that this request is consistent with 2015 Master Plan; Mr. Levin seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Levin, Tepper and Totilo).

Ms. Dell suspended the Public Hearing and called for a 10-minute break.

Ms. Dell called the Public Hearing back to order and restated the instructions for the Public Hearing

Ms. Dell stated Mr. Perry will be voting on Master Plan Amendment #MP-444. Mr. Levin will be allowed to participate in the discussion. Once the Board is ready to vote, Mr. Levin will not be allowed to ask any further questions.

Ms. Dell read the Legal Notice into the record as follows:

***APPL. #MP-444 - Notice is hereby given the Planning Board of the City of Stamford, CT will conduct a Public Hearing on **Tuesday, June 27, 2023 at 7:00 p.m.** via phone and internet video conference to consider the application of Horn & Hoof Properties, LLC to amend the City of Stamford 2015-2025 Master Plan changing the Master Plan designation of 961 Long Ridge Road (Assessor #001-8187) and 16 Wire Mill Road (Assessor #001-8189) from Master Plan Category #2 (Residential - Low Density Single-Family) to Master Plan Category #3 (Residential - Low Density Multifamily)***



*Instructions for joining the meeting will be posted on the Planning Board website in advance of the Hearing ([www.stamfordct.gov/planning-board](http://www.stamfordct.gov/planning-board)). The Hearing may be continued to such time and place as will be announced by the Planning Board at the Public Hearing. Additional application materials will be available for review online in advance of the Hearing on the Planning Board website ([www.stamfordct.gov/planning-board](http://www.stamfordct.gov/planning-board)) or upon request at the office of the Land Use Bureau, 7th Floor of the Government Center, 888 Washington Boulevard, Stamford, Connecticut.*

ATTEST:

*THERESA DELL, CHAIR  
STAMFORD PLANNING BOARD*

*Dated at the City of Stamford this 16th day of June 2023.*

Ms. Dell read the next two items on the agenda into the record.

2. **MASTER PLAN AMENDMENT #MP-444 - JOSEPH J. CAPALBO II, ESQ. representing HORN & HOOFF PROPERTIES, LLC - 961 LONG RIDGE ROAD & 16 WIRE MILL ROAD:** Applicant is proposing to amend the City of Stamford 2015 Master Plan changing the Master Plan designation of 961 Long Ridge Road (Tax Assessor No. 001-8187) and 16 Wire Mill Road (Tax Assessor No. 001-8189) from Master Plan Category #2 (Residential - Low Density Single-Family) to Master Plan Category #3 (Residential - Low Density Multifamily).

The property is currently used as equipment and material storage and staging for utility companies and the State of Connecticut with two commercial structures totaling approximately 3,700 square feet. The Applicant intends to redevelop the Subject property with approximately eighteen (18) residential townhomes and approximately 5,000 square feet of commercial space. Land use to the south and the east is primarily single-family residential, which aligns with the Master Plan Category #2 (Residential - Low Density Single-Family). Land uses to the west and north include a commercial campus and neighborhood commercial businesses in the Master Plan Category #8 (Mixed Use - Campus) and Master Plan Category #6 (Commercial - Neighborhood Business), respectively. The Master Plan Category #3 (Residential - Low Density Multifamily) would be an appropriate transition between low density residential and nearby commercial uses.

The Applicant reports and it is evidenced by the support letters that some residents of the single-family homes to the south and east are supportive of the project, which they see as an improvement to the construction staging currently taking place. There are also letters of opposition. Lower-density residential use with a small (<5,000 square feet) commercial component would make a transitional buffer between the commercial and transportation uses to the north and west, and the single-family homes to the south and east. Further, a residential land use is more aligned with the surrounding neighborhood than the existing industrial land use. The application as it is aligned with the neighborhood and supportive of the Master Plan. Specifically, the project is aligned with the following Master Plan policies and strategies:

- Strategy 3B.3: Encourage the reconfiguration of existing office and retail space to accommodate market trends and potential new users.
- Strategy 6C.2: Promote the development of a variety of housing types.
- Policy 7H: Encourage Infill Development.

Ms. Dell stated the Planning Board received numerous letters/emails from the public for this application and were all forwarded to the members of the Board and will be made part of the public record.

Ms. Dell also made note that the applications before the Board only apply to 961 Long Ridge Road and 16 Wire Mill Road.

Ms. Dell asked the public to use the “raise hand” option to indicate you would like to speak when the public portion of the Hearing is opened.

Ms. Dell introduced the members of the Board and restated Mr. Perry would be voting on these two applications.

Ms. Dell introduced Mr. Capalbo.

Joseph J. Capalbo II, Esq., representing the applicant, along with Leonard D'Andrea, D'Andrea Surveying & Engineering, made a presentation and answered questions from the Board.

Ms. Dell opened the public portion of the Hearing.

The following residents spoke in opposition:

- Rick Ferman - 387 Wire Mill Road
- Paula Waldman - 110 Old North Stamford Road
- Michael Kellick - 4 Hunting Lane
- Catina Papadimetrio - 61 Wire Mill Road
- Joanne Mangione - 50 Loughran Avenue
- Helen Koven - 56 Wire Mill Road
- Gus Papademetriou - 61 Wire Mill Road
- Barry Michelson - 111 Idlewood Drive representing the Stamford Neighborhood Coalition
- Amy Fishkow - 17 Hunting Lane
- William Campbell - 25 Wire Mill Road
- Barbara Remondino - 36 Hunting Lane
- Paul Arvoy - 59 Lancer Lane
- Adele Langie - 16 Hunting Lane
- Phil Bergman - 57 Wire Mill Road
- Audrey Roco - 25 Wire Mill Road
- Lorri Tamburro - Vineyard Lane
- Ann Rice - 57 Wire Mill Road
- Carolyn Behre - 185 Clay Hill Road (Statement read by Paula Waldman)

Ms. Dell allowed Mr. Capalbo to respond to the public comments.

Mr. Capalbo responded to many of the questions posed by the public and made the suggestion to continue the Public Hearing to August so he and the applicant could meet with the area residents and revise the potential site plan and Ms. Dell agreed.

Ms. Dell asked the Board for final comments before closing the public portion of the Hearing. There was brief further discussion.

Ms. Dell called for a motion to continue the Public Hearing on Master Plan Amendment #MP-444 to the August 29, 2023 hearing.

Mr. Perry made a motion to continue the Public Hearing on Master Plan Amendment #MP-444 to the August 29, 2023 meeting; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Perry, Tepper and Totilo).

Ms. Dell stated she would also continue the public portion of the Hearing in order to allow those who were not able to speak tonight to have the opportunity to make comments.

Ms. Dell adjourned the Public Hearing and reopened the Regular Meeting.



## **COMPANION ZONING BOARD REFERRAL:**

**(To be heard with Master Plan Amendment #MP-444 at the August 29, 2023 meeting)**

**ZB APPLICATION #223-29 - JOSEPH J. CAPALBO II, ESQ. representing HORN & HOOFF PROPERTIES, LLC - 961 LONG RIDGE ROAD & 16 WIRE MILL ROAD - Map Change:** Applicant is proposing to rezone 961 Long Ridge Road and 16 Wire Mill Road from the present R-10 (Single-Family, Low Density) to the proposed RM-1 (Multiple Family, Low Density Design District).

The site is currently in Master Plan Category #2 (Residential - Low Density Single-Family). The site would be in Master Plan Category #3 (Residential - Low Density Multifamily) if MP-444 is approved. The RM-1 (Multiple Family, Low Density Design District) is aligned with MP Category #3 because it is the lowest density zoning district allowing multiple family dwellings. Further, MP Category #3 is intended to allow the amenities of multifamily living in a single-family neighborhood setting... and to provide for and protect single family dwellings and the least intensive of multifamily development. Finally, the traffic report concludes the conceptual project would not have a negative impact on local traffic. As such, Staff recommends approval of the application as it is aligned with the neighborhood and supportive of the Master Plan. Specifically, the project is aligned with the following Master Plan policies and strategies:

- Strategy 3B.3: Encourage the reconfiguration of existing office and retail space to accommodate market trends and potential new users.
- Strategy 6C.2: Promote the development of a variety of housing types.
- Policy 7H: Encourage Infill Development.

## **REGULAR MEETING CONTINUED AFTER PUBLIC HEARING**

### **ZONING BOARD REFERRALS:**

*The following two (2) Zoning Board applications were WITHDRAWN as per the applicant on the afternoon of June 27, 2023 and will be heard at the August 29, 2023 meeting.*

1. **ZB APPLICATION #223-30 - STAMFORD ZONING BOARD - Text Change:** Applicant is proposing a Text Amendment to combine Tables I and II in Appendix A and to update certain uses and use definitions.
2. **ZB APPLICATION #223-31 - STAMFORD ZONING BOARD - Text Change:** The purpose of this amendment to the City of Stamford Zoning Regulations is to increase the number of zoning districts where Publicly Accessible Amenity Spaces (PAAS) are required, to add a new type of amenity space (trails) and to make some minor adjustments to existing regulations.

Ms. Dell stated again the Planning Board will be on hiatus for the month of July and if any pertinent information comes forth it will be sent to the Board and reminded the Board the August 15, 2023 meeting is an “if needed” meeting and all members will be notified of the status near the end of July.

Ms. Dell asked Ms. Cohen if she had any further comments, she responded there were none.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 10:30 p.m.

Respectfully Submitted  
June 29, 2023

Theresa Dell, Chair  
Stamford Planning Board

**NOTE:** These proceedings were recorded on video and are available for review on the Planning Board website at [http://cityofstamford.granicus.com/ViewPublisher.php?view\\_id=20](http://cityofstamford.granicus.com/ViewPublisher.php?view_id=20)