

AGENDA
(REVISED AUGUST 11, 2023)
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, AUGUST 15, 2023
6:30 P.M.

JOIN ZOOM WEBINAR

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_hO5vVsbVQmqManHfjja70g

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/87148866949>

Webinar ID: 871 4886 6949

Passcode: 604639

ONE TAP MOBILE

+16469313860,,87148866949# US

+13017158592,,87148866949# US (Washington DC)

JOIN BY PHONE

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

US: +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 +1 646 558 8656 or +1 719 359 4580 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

Webinar ID: 871 4886 6949

Passcode: 604639

INTERNATIONAL NUMBERS AVAILABLE: <https://us02web.zoom.us/j/87148866949>

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/87148866949>; **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.
-
-

PLANNING BOARD MEETING MINUTES:

June 27, 2023 (Regular Meeting)

August 7, 2023 (Special Meeting)

REQUEST FOR AUTHORIZATION:

1. **REAL ESTATE PURCHASE & SALE AGREEMENT - SMTG, LLC - 560 ATLANTIC STREET:** The City of Stamford (“Seller”) agrees to sell and convey and SMTG, LLC (“Buyer”) agrees to purchase property commonly known at 560 Atlantic Street, Stamford, Connecticut for a purchase price of \$207,500.00 (Two Hundred Seven Thousand Five Hundred Dollars) to be paid as follows:
 - Deposit of \$41,500.00 (Forty-One Thousand Five Hundred Dollars) to be paid before or upon signing of this agreement, receipt of which has been acknowledged, subject to collection; and
 - Upon delivery of the deed, the balance of \$166,000.00 (One Hundred Sixty-Six Thousand Dollars) is to be paid by wire transfer or by certified check or official cashier’s check drawn by and upon a federally regulated or state-chartered bank, the proceeds of which to be immediately available.
2. **REAL ESTATE PURCHASE & SALE AGREEMENT - SMTG, LLC - 13 MANHATTAN STREET:** The City of Stamford (“Seller”) agrees to sell and convey and SMTG, LLC (“Buyer”) agrees to purchase property commonly known at 13 Manhattan Street, Stamford, Connecticut for a purchase price of \$137,500.00 (One Hundred Thirty-Seven Thousand Five Hundred Dollars) to be paid as follows:
 - Deposit of \$27,500.00 (Twenty-Seven Thousand Five Hundred Dollars) to be paid before or upon signing of this agreement, receipt of which has been acknowledged, subject to collection; and
 - Upon delivery of the deed, the balance of \$110,000.00 (One Hundred Ten Thousand Dollars) is to be paid by wire transfer or by certified check or official cashier’s check drawn by and upon a federally regulated or state-chartered bank, the proceeds of which to be immediately available.

SUBDIVISIONS:

SUBDIVISION #3279 - ESTATE OF CESARE MANGIAPANI - NEWFIELD AVENUE (76 EMERALD LANE): Applicant would like to amend the boundaries of the conservation easement.

ZONING BOARD REFERRALS:

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.
3. **ZB APPLICATION #223-32 - LISA FEINBERG, CARMODY TORRANCE SANDAK HENNESSEY, LLP, representing NAUTILUS BOTAINCALS EJVI & SIMI ENT, LLC - 1110 EAST MAIN STREET - Special Permit:** Applicant is seeking approval to operate a hybrid cannabis retail facility servicing both medical patients and adult-use consumers. Property is located within the C-N Zone.
4. **ZB APPLICATION #223-33 - JASON KLEIN, CARMODY TORRANCE SANDAK HENNESSEY, LLP, representing KOLICH VICTORY, LLC - 30 VICTORY STREET - Map Change:** Applicant is proposing to rezone 30 Victory Street from the current R-6 (One and Two-Family Districts) to the proposed NX-D (Neighborhood Mixed-Use Design District).

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #024-23 - ANTHONY TOTILO, ARCHITECT representing WENDY G. UMLA - 46 KENILWORTH DRIVE WEST - Variance of Table III, Appendix B:** Applicant owns a single-family dwelling with an accessory storage shed and is proposing the following:
 - Addition of a 5 ft. 6 in. x 19 ft. first floor entry portico/porch to be open on all sides.
 - Construction of a 27 ft. 6 in. x 25 ft. 9 in. (660 sq. ft.) second floor addition to include master bedroom, bathroom, laundry and storage with access to a new 5 ft. x 22 ft. 9 in. second floor deck.
 - First floor interior renovations to include kitchen, bathroom and other miscellaneous renovations, stair access to new second floor addition, and access to existing concrete terrace on south side.
 - Removal of existing rear accessory storage shed to be replaced with a new 10 ft. x 14 ft. storage shed.

Applicant is requesting a rear setback of 28.4 ft. to the second story addition in lieu of the 30 ft. required and a rear setback of 28.5 ft. to the second story deck in lieu of the 30 ft. required.

2. **ZBA APPLICATION #025-23 - JAY M. HAVERSON representing WITHNY MILBRUN - 34 HAMILTON AVENUE - Variance of Table III, Appendix B:** Applicant owns a two-story two-family dwelling and is proposing to construct a two-story addition to the rear of the existing structure. Applicant is requesting an allowance of increased lot coverage to 27.4% in lieu of the 25% allowed.
3. **ZBA APPLICATION #026-23 - PIERRE-CHRISTIAN D. FRYE, AIA representing CHRIS & CURT RILEY - 143 MYRTLE AVENUE - Variance of Table IV, Appendix B:** Applicant owns an existing vacant lot which is used to park cars and is proposing to construct a single-story building to house a private car collection. Applicant is requesting a rear yard setback of 0.0 ft. in lieu of the 15 ft. required.
4. **ZBA APPLICATION #027-23 - JASON KLEIN, CARMODY TORRANCE SANDAK HENNESSEY, LLP representing 1786 BEDFORD ASSOCIATES, LLC - 1786 BEDFORD STREET - Variance of Section 3.B (Accessory Structure) & Section 10-A:** Applicant owns and operates an architectural firm in the existing colonial-style building on the property which was purchased in 2015. The structure was built in 1897 and had fallen into a state of disrepair before the applicant purchased the property and invested a significant amount of time, effort and money into the restoration of the building. The property is also improved with a one-story garage located in the northwest corner of the property, which has also fallen into a state of disrepair. The applicant is proposing to restore and rehabilitate the worn-down garage structure by replacing the current “industrial” aesthetic of the garage structure with a design more in keeping with the surrounding neighborhood. A vertical addition to the existing garage is proposed which will further enhance the structure. The lower level of the garage will be utilized for parking and the upper stories will contain space utilized as a “show room” design studio for the applicant’s architectural business and “flex space” that may be used as additional office or storage space. The applicant is requesting the following variances:

Section 3.B (Definition of Accessory Structure):

- Allowance of the Building Height for an Accessory Structure of three (3) stories and 31 ft. 11in. in lieu of the one (1) story and 15 ft. permitted.
- Allowance of additional Building Height for an Accessory Structure 4.7 ft. from the northerly Lot Line and 1.6 ft. from the westerly Lot Line in lieu of the 5 ft. required (and within the footprint of the existing garage).

Section 10-A:

- Allowance for the proposed addition to the garage to be utilized for office/”show room” use.

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

- August 29, 2023 (Regular Meeting & Public Hearing)
- September 12, 2023 (Regular Meeting)