

AGENDA
(REVISED AUGUST 28, 2023)
STAMFORD PLANNING BOARD
REGULAR MEETING & PUBLIC HEARING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, AUGUST 29, 2023

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

JOIN A ZOOM 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/86839759977>; **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:

August 15, 2023.

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

1. **CITYWIDE SIGNALS - PROJECT #C56174 - TOTAL REQUEST \$162,480.00:** This appropriation is a private contribution from the development at 100 Tresser Boulevard (The Smyth). The amount of \$162,480.00 is the balance of the required Zoning contribution for the replacement of the traffic signal at Washington and Tresser Boulevards.
2. **SOUTH END TRANSPORTATION IMPROVEMENT PLAN - PROJECT #CP1461 - TOTAL REQUEST \$563,212.00:** The project will transform Pacific Street into a complete street by adding a new raised crosswalk, a raised intersection and several bump outs to slow traffic, increase pedestrian safety and expand sidewalk space. The project also includes new street trees and bioswales for stormwater management and pedestrian level lighting to improve safety at night.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #028-23 - MICHAEL E. JOHNSON, SR. representing ARTUR & DONIKA DUKAJ - 21 COLD SPRING ROAD - Variance of Section 12.D.2, Table 12.7:** Applicant owns a single-family dwelling and is proposing to convert the existing single-family residence into a two-family dwelling with interior renovations. Applicant is requesting allowance of three (3) non-conforming parking spaces to remain and for the fourth required parking space to be eliminated.
2. **ZBA APPLICATION #029-23 - ROSELYN VASSILATOS - 36 RUTZ STREET - Variance of Table III, Appendix B:** Applicant owns a single-family dwelling with an existing 9 ft. x 8 ft. open porch. Applicant is proposing to expand the open porch to 12 ft. x 22 ft. and is requesting a rear yard setback of 7.8 ft. in lieu of the 30 ft. required in the R-7½ Zone.

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

INSTRUCTIONS FOR THE PUBLIC TO SPEAK

- *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-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 following Zoning Board Application will be heard only if the Planning Board approves Master Plan Amendment #MP-444.

COMPANION ZONING BOARD REFERRAL:

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 above Master Plan Amendment and accompanying Zoning Board Application, which were continued to August 29, 2023 at the June 27, 2023 meeting, will now be continued to the September 26, 2023 meeting.

SUBDIVISIONS:

1. **SUBDIVISION #4048 - 503 WMR, LLC - 503 WIRE MILL ROAD (3 LOTS):** Applicant is proposing to subdivide Revised Lot #3 as depicted on the Property Survey showing a Consolidation of Parcels and Adjustment of Lot Lines - Map No. 15307 S.L.R. Revised Lot #3 is approximately 3.6 acres and is proposed to be subdivided into three (3) lots. The property is located east of Wire Mill Road at the northerly tip of Studio Road and is in the Single-Family District, Very Low Density (RA-1).
2. **SUBDIVISION #4049 - HOUSING AUTHORITY CITY OF STAMFORD (CHARTER OAK COMMUNITIES) - 0 URSULA PLACE (4 LOTS):** Applicant is proposing to subdivide this 14.6 acre property into four (4) lots, which is commonly known as "Oak Park." The property is located on the southerly side of Orange Street and the northeast corner of Frank Street and is in the Multifamily Medium Density Design District (R-5).

REGULAR MEETING TO CONTINUE AFTER PUBLIC HEARING

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

- September 12, 2023 (Regular Meeting)
- September 26, 2023 (Regular Meeting & Public Hearing)