

AGENDA
(REVISED SEPTEMBER 11, 2023)
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, SEPTEMBER 12, 2023
6:30 P.M.

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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/82279519080>; **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 29, 2023

ZONING BOARD REFERRALS:

1. **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. (*Potential Executive Session*)
2. **ZB APPLICATION #223-34 - RICHARD REDNISS, REDNISS & MEAD, representing 900 LONG RIDGE ROAD PROPERTY OWNER, LLC - 900 LONG RIDGE ROAD - Site & Architectural Plans and/or Requested Uses and Special Permit:** Applicant is proposing a redevelopment to consist of 508 apartments, approximately 20,000 sq. ft. of complimentary nonresidential space, amenities, associated landscaping and a publicly accessible nature walk.

SUBDIVISIONS:

1. **SUBDIVISION #4046 - RICHARD REDNISS, REDNISS & MEAD representing KAREN KENNEDY WOODCOCK TRUST (OWNER) and TH1, LLC & HB CAPITAL, LLC (APPLICANT) - 29 INTERVALE ROAD and 131 & 139 TURN OF RIVER ROADS (11 LOTS):** The applicant is requesting a second extension of time to file the final map to December 20, 2023.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #029-23 - ROSELYN VASSILATOS - 36 RUTZ STREET - Variance of Table III, Appendix B (Continued from the August 29, 2023 Meeting):** 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.

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

- September 26, 2023 (Regular Meeting & Public Hearing)
- October 10, 2023 (Capital Budget)