

**AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING & PUBLIC HEARING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, NOVEMBER 28, 2023**

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

JOIN ZOOM WEBINAR

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INTERNATIONAL NUMBERS AVAILABLE: <https://us02web.zoom.us/j/86910630721>

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/86910630721>**; **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:

November 14, 2023

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #223-43 - 375 FAIRFIELD AVENUE ASSOCIATES - 375 FAIRFIELD AVENUE - Site & Architectural Plans and/or Requested Uses and Special Permit:** Applicant is proposing to construct two (2) new warehouse/flex industrial/commercial buildings on the property. Proposed Building A will be three (3) stories and approximately 54,156 sq. ft. Proposed Building B will be one (1) story and approximately 39,980 sq. ft. The property is located within the M-G (General Industrial) Zoning District.

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" as 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 (Continued from the June 27, 2023; August 29, 2023 & September 26, 2023 Meetings):** 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).

REGULAR MEETING TO CONTINUE AFTER THE PUBLIC HEARING

ZONING BOARD REFERRALS (Continued):

2. **ZB APPLICATION #223-41 - 208 WEST AVENUE, LLC - 208 WEST AVENUE - Text Change:** Applicant is proposing amendments to Section 12.D.23 Self Storage Facilities and Section 4.B.10.c Development standards.
3. **ZB APPLICATION #223-42 - 208 WEST AVENUE, LLC - 208 WEST AVENUE - Map Change:** Applicant is proposing to rezone 208 West Avenue from the current R-MF Zone (Residential Multifamily) to the proposed NX-D Zone (Neighborhood Mixed-Use Design District).

4. **ZB APPLICATION #223-35 - RICHARD REDNISS, REDNISS & MEAD representing ROCKRIMMON COUNTRY CLUB, INC. - 2949 LONG RIDGE ROAD - Special Permit & General Development Plan:** Applicant is proposing to create a new parking lot and modify ZB Application #219-17 to include 0 Long Ridge Road as part of the Special Permit Use.
5. **ZB APPLICATION #221-22(MOD) - FALASHA CAMPBELL - 110 PROSPECT STREET - Special Permit:** Applicant is requesting a modification to add an additional room which to facilitate the change of use of the current Group Day Care Home for twelve (12) children to a Child Day Care Center for thirty-two (32) children.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #043-23 - JOSEPH J. CAPALBO II, ESQ. representing FILIPPE & AMY MAGRATH - 38 BENSTONE STREET - Variance of Table III, Appendix B:** Applicant owns a single-family dwelling and is proposing a 29 ft. 9 in. x 23 ft. addition. Applicant is requesting a rear yard setback of 27.8 ft. in lieu of the 30 ft. required.
2. **ZBA APPLICATION #044-23 - SWAGATA SHARMA representing EVAN & CRYSTAL WYLER - ONE APPLE TREE DRIVE - Variance of Table III, Appendix B:** Applicant owns a single-family dwelling with a two (2) car garage, basement and sunroom at the rear of the home. Applicant is proposing to construct a second story addition over the existing footprint to contain four (4) bedrooms with closets, a laundry room and two (2) bathrooms. The existing sunroom will be demolished and replaced with an on-grade patio. The basement and existing garage will also undergo partial renovations. Applicant is requesting: **[a]** a front street line setback of 14.8 ft. in lieu of the 40 ft. required; and **[b]** a front street center setback of 39.8 ft. in lieu of the 65 ft. required.
3. **ZBA APPLICATION #045-23 - JACQUELINE KAUFMAN, ESQ., CARMODY TORRANCE SANDAK & HENNESSEY, LLP representing KING SCHOOL, INC. - 1450 NEWFIELD AVENUE - Special Permit:** The Property is used as a school, non-public use, and is improved with lower, middle, and upper school buildings, a performing arts center building, administrative buildings, athletic fields and associated improvements, tennis courts, child play areas and associated recreational equipment, barns and storage structures, staff housing, driveways and parking areas, and landscaping and lighting.

The applicant proposes modification of existing Special Permits (Exceptions) to allow: **[a]** a new parking area located on the southerly portion of the campus; and **[b]** the formalization of an existing asphalt driveway, refuse area, and parking area on the northwesterly side of campus for staff use only. Forty-six (46) new parking spaces are proposed in these two areas, for a revised total of 346 spaces on the Property. New landscaping, fencing, lighting, and drainage improvements are also proposed. King School does not propose any increase to existing student enrollment or alterations to existing buildings as part of this application.

OLD BUSINESS:

None.

NEW BUSINESS:

- 2024 Meeting Schedule

Next regularly scheduled Planning Board meetings are:

- December 12, 2023 (Capital Budget Review)
- December 19, 2023 (Capital Budget Review)
- January 9, 2024 (Regular Meeting - **IF NEEDED**)
- January 16, 2024 (Regular Meeting & Public Hearing-Capital Budget)