

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, JANUARY 30, 2024
6:30 P.M.

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Web & Phone Meeting Instructions:

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Type in, paste or click the following link: <https://us02web.zoom.us/j/81252648842>; **OR**
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- 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.
- Public testimony on Public Hearing agenda items will be limited to 3 minutes per speaker.
- Any applicant/public speaker wishing to submit written testimony on Public Hearing agenda items can send it prior to the meeting to lcapp@stamfordct.gov.

PLANNING BOARD MEETING MINUTES:

January 23, 2024

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

1. **MICROTRANSIT PROGRAM - PROJECT #001390 - TOTAL REQUEST \$2,558,239.66:** For the creation of a Microtransit Pilot Program to enhance transit and mobility options for residents from traditionally underserved neighborhoods and reduce traffic congestion.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #224-03 - RICHARD REDNISS, REDNISS & MEAD representing GBR BROAD & SUMMER, LLC and RUBFORD, LLC (Owner) - 74 & 96 BROAD STREETS - Map Change:** Applicant is proposing a map change to a portion of 74 Broad Street & 96 Broad Street properties from the current C-L (Limited Business) Zoning District to the proposed C-G (General Commercial) Zoning District.
2. **ZB APPLICATION #223-45 - AYR WELLNESS, INC. - 417 SHIPPAN AVENUE - Special Permit:** Applicant is seeking approval to operate a hybrid cannabis retail facility servicing both medical patients and adult-use consumers. The property is located within the C-N (Neighborhood Business) and M-G (General Industrial) Zoning Districts.
3. **ZB APPLICATION #223-46 - BUDR CANNABIS - 389 WEST MAIN STREET - Special Permit:** Applicant is seeking approval to operate a hybrid cannabis dispensary. The property is located within the C-L (Limited Business) Zoning District.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #001-24 - RAYMOND MAZZEO, REDNISS & MEAD representing 70 FOREST STREET, LLC - 70 FOREST STREET & 251 GREYROCK PLACE - Variance of Section 9.B.4.e, Section 9.B.4.f & Table II, Appendix B:** Applicant owns a 17-story multifamily building with associated garage and adjacent vacant lot that previously contained a 2½-story single-family residence. Applicant is proposing a 2-story addition to the existing garage that will occupy most of the adjacent vacant lot. The garage will be fully enclosed with no openings for ventilation; only faux windows for architectural purposes. The exterior brick will match the existing Highgrove building. A proposed entrance on Greyrock Place will accommodate up to eight (8) vehicles for self-parking. All other spaces will continue to be valet parked and use the existing driveways on Forest and Grove Streets. (Note: If approved, the properties will be consolidated into a single parcel.) Applicant is requesting the following:

Section 9.B.4.e:

- Allowance for Building Coverage of 58% in lieu of the 55% permitted. (Where up to 70% is permitted in certain instances.)

Section 9.B.4.f and Table II, Appendix B:

- Front yard (street line) setback of 5 ft. in lieu of the 15 ft. required (where other similar structures are permitted to be closer as detailed in the application materials).
- Front yard (street center) setback of 25 ft. in lieu of the 40 ft. required (where existing right-of-way is less than 50 ft. wide).
- Side yard setback of 0 ft. (west side) and 5 ft. (east side) in lieu of the 15 ft. required (where the required side yard dimension is increased due to the 2-story addition being connected to the amin structure which is 170 ft. in height).

2. ZBA APPLICATION #002-24 - WILLIAM & CATHERINE GALVIN - 49 SEA BEACH DRIVE - Variance of Section 3.B (Defined Terms), Section 4.B.2, & Table II, Appendix B:

Applicant owns a 2½-story, single-family dwelling with a garage and is proposing to install a 36 ft. x 16 ft. inground pool with associated pool equipment, inground spa, patio, gas fire pit, outdoor kitchen and a generator. Applicant is requesting the following:

Section 3.B (Defined Terms):

- Allowance to locate the inground pool with associated pool equipment, inground spa, patio, gas fire pit, outdoor kitchen and generator in a Front Yard.

Section 4.B.2 and Table II, Appendix B:

- Allowance to locate a generator 35 ft. from the Front Street Line in lieu of the required 40 ft. in an R-10 Zone.

3. ZBA APPLICATION #004-24 - ANTHONY TOTILO, ARCHITECT representing NICOLA D. TAMBURRO - 18 WILLARD TERRACE - Variance of Section 10.A & Table II, Appendix B:

Applicant owns a single-family dwelling with accessory garage structure and is proposing reconstruction and enlargement of the existing garage / work room with exterior dimensions of 13 ft. 7 in. x 38 ft. (an expansion by 133.52 square feet). Applicant is requesting the following:

Section 10.A:

- Height allowance of the non-conforming detached garage to be increased from 10 ft. 6 in. to 14 ft. 11 in.
- Relocate front façade of garage forward 2 ft. towards street side.

Section 4.B.2 and Table II, Appendix B:

- Side setback for garage of 2.4 ft. in lieu of 5 ft. required.
- Lot coverage of 21.2% in lieu of 20% permitted. (Existing site coverage is 19.5%)

4. ZBA APPLICATION #005-24 - CARTER SHERWOOD and DIMITRIA ALOUPIS - 77 PERSHING AVENUE - Variance of Table II, Appendix B:

Applicant owns a one-story, single-family ranch dwelling with approximately 1,184 sq. ft. of living space and is proposing to construct a 15 ft. x 27 ft. addition on the east side to provide a garage with additional living space above. Applicant is requesting a variance from Table II Appendix B, for allowance for both side yards to be 16.1 ft. in lieu of the 20 ft. required in an R-10 Zone.

Next regularly scheduled Planning Board meetings are:

- February 6, 2024 (Special Meeting - Capital Budget)
- February 13, 2024 (Regular Meeting)
- February 27, 2024 (Regular Meeting)
- March 12, 2024 (Regular Meeting)

All items on this agenda are noticed for discussion and possible action.