

**AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, MARCH 12, 2024
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/85667084562>; **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.
- 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:

- February 27, 2024 - Regular Meeting
- March 4, 2024 - Special Meeting - Capital Budget
- March 4, 2024 - Special Meeting - Site Visit 800 Long Ridge Road

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #223-38 - 800 LONG RIDGE ROAD, LLC - 800 LONG RIDGE ROAD - Site & Architectural Plans and/or Requested Uses and Special Permit:** Applicant is proposing a redevelopment consisting of 354 apartments and approximately 9,394 sq. ft. of commercial space along with associated landscaping and site improvements. Applicant is requesting: [a] Final Site Plan Approval; [b] Special Permit approval for multifamily residential use of the property and a 5 ft. sidewalk requirement in lieu of 6 ft.; and [c] Special Permit exemption from the sidewalk requirements for the Long Ridge Road frontage to the south of the entrance to the property.
2. **ZB APPLICATION 224-01 - 31 MAPLE TREE, LLC - 31 MAPLE TREE AVENUE - Text Change:** Applicant is proposing to amend Section 7.3.C.3. Parking Standards to add a provision to allow the Zoning Board to reduce or waive the distance of parking areas from *Lot Lines* and *Buildings* and modify the dimensions of *Parking Spaces* used for residential use based on certain findings.
3. **ZB APPLICATION 224-02 – 31 MAPLE TREE LLC - 31 MAPLE TREE AVENUE - Site & Architectural Plans and/or Requested Uses, Special Permit and an application for approval for addition to the Stamford Cultural Resources Inventory (CRI):** Applicant is proposing the reconstruction of a historic house and construct four (4) new townhouses to the rear along with landscaping and parking.
4. **ZB APPLICATION #224-06 - STAMFORD ZONING BOARD - Text Change:** Applicant is proposing a change to the Stamford Zoning Regulations intended to increase the supply of housing for seniors and people with disabilities. In addition, the proposed change would allow senior and disabled day services and would update and streamline regulations.
5. **ZB APPLICATION #224-07 - STAMFORD ZONING BOARD - Text Change:** Applicant proposes to bring the ongoing reorganization of the Zoning Regulations to a conclusion by consolidating and re-ordering Zoning Sections. Cross-references across sections will be updated with the new section numbers, placeholders will be added for districts without standalone sections and the Table of Contents will be updated to reflect these changes.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #009-24 - JOSEPH J CAPALBO II, ESQ. representing TFG WATERSIDE GP, LLC - 619 FAIRFIELD AVENUE - Variance of Section 3 (Definitions):** Applicant owns a non-conforming two-family dwelling in the R-7½ Zone. Applicant is proposing to remove the existing non-conforming structure and subdivide the property into three (3) conforming single-family lots. Applicant is requesting allowance of three (3) lots to be serviced by one (1) accessway.

Next regularly scheduled Planning Board meetings are:

- March 26, 2024 (Regular Meeting)
- April 9, 2024 (Regular Meeting)
- April 30, 2024 (Regular Meeting)

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