

**AGENDA**  
*(REVISED APRIL 29, 2024)*  
**STAMFORD PLANNING BOARD**  
**REGULAR MEETING**  
**VIA THE INTERNET & CONFERENCE CALL**  
**TUESDAY, APRIL 30, 2024**  
**6:30 P.M.**

**JOIN ZOOM WEBINAR**

Register in advance for this webinar:

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**INTERNATIONAL NUMBERS AVAILABLE:** <https://us02web.zoom.us/j/89625363489>

**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/89625363489>; **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](mailto: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](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](mailto:lcapp@stamfordct.gov).

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**PLANNING BOARD MEETING MINUTES:**

April 9, 2024

**REQUEST FOR AUTHORIZATION:**

- 1. FAMILY CENTERS SCHOOL BASED HEALTH CLINIC OCCUPANCY LICENSE AGREE-MENT FOR TURN OF RIVER MIDDLE SCHOOL:** Agreement to allow Family Centers to use and improve, in accordance with a federal grant, a 1,250 sq. ft. portion of the Turn of River Middle School. Family Centers has a long-standing partnership with Stamford Public Schools.

**REQUEST FOR AUTHORIZATION**

**SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:**

- 1. CAPITAL PROJECT CLOSEOUT RECOMMENDATIONS:** Pursuant to Stamford City Code Section 8-2, partial closeout of the following Capital projects is recommended:

<b>Project #</b>	<b>Project Name</b>	<b>Closeout Amount</b>	<b>Funding Source</b>
CP3320	Major Bridge Replacement	\$1,569,935.00	State Grant
CP3320	Major Bridge Replacement	\$1,779,200.00	Bond

- 2. LAKESIDE DRIVE BRIDGE - PROJECT #CP4000012 - TOTAL REQUEST \$1,317,225.00:** Replacement of Bridge No. 04069, Lakeside Drive Bridge over North Stamford Reservoir. The purpose of the project is to replace the structure which is currently structurally deficient and includes the replacement of a 16 in. water main funded by Aquarion Water Company. The existing structure was built in 1936 and reconstructed in 1993. The proposed bridge span is 36 ft. long and the curb-to-curb width is 24 ft. The project requires forty (40) micro-piles to support abutments and wingwalls, guiderail, fencing and a new water main. A traffic detour is required. The project is identified as State Project No. 0135-0343 which qualified for funding under the State Federal Bridge Program (20% State and 80% Federal). Refer to February 5, 2024 State of Connecticut Project Authorization Letter and the City/Aquarion Agreement attached.
- 3. HUNTING RIDGE ROAD BRIDGE - PROJECT #001393 - TOTAL REQUEST \$3,516,878.00:** Replacement of Bridge No. 135-009, Hunting Ridge Road over an unnamed brook. The purpose of the project is to replace the structure which is currently structurally deficient and scour critical. Temporary barrier curb has replaced the original south parapet on the bridge which has collapsed. The existing structure was built in 1940 (est.). The proposed bridge span is approx. 38 feet long and the curb-to-curb width is 28 feet. Project requires 8 drilled shafts, easements which have been obtained, new drainage, utility pole re-location, a traffic detour, and landscaping. The project is identified as State Project 9135-0009 which qualifies for funding under the State Local Bridge Program (44.64% State and 55.36% Municipal Funds). The project was recently bid and the available funding authorization is being moved from the capital project account CP3220 - Major Bridge Replacement to its own capital project account. The project requires an additional authorization in the amount of \$167,743.00 as local bond.
- 4. JULIA A. STARK ELEMENTARY SCHOOL LONG-TERM FACILITY PLAN DEFERRED MAINTENANCE/ASSET RENEWAL - PROJECT #CP4000011 - TOTAL REQUEST \$4,158,249.00:** The City is seeking a grant for Asset Renewal and Improvements to Julia A. Stark Elementary School, the project cost of \$14,347,081.00 of which the City is seeking reimbursement of 60%. This requires an adjustment to the grant authorized portion of Project #CP4000011.
- 5. CITYWIDE SIGNALS - PROJECT #C56174 - TOTAL REQUEST \$342,500.00:** Five Thousand Dollars (\$5,000.00) for traffic signal improvements at the intersection of Hope Street and Toms Road associated with Zoning Board Application #221-17 - 535 Hope Street and \$337,500.00 for the Developer's required Zoning contribution for the installation of the new traffic signal at the corner of Washington Boulevard and Tresser Boulevard.

**SUBDIVISION:**

1. **SUBDIVISION #4050 - ALEKSANDRA MOCH, ENVIRONMENTAL CONSULTANT representing 1295 SHIPPAN AVENUE, LLC - 1295 SHIPPAN AVENUE (2 LOTS):** Applicant is proposing to subdivide this 0.5-acre property into two (2) lots, which is commonly known as 1295 Shippan Avenue. The property is located on the northwestern corner of Shippan Avenue and Downs Avenue and is in the Single-family Low-Density District (R-7½).

**ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #015-24 - MICHAEL BATTINELLI, M & R BATT6 PROPERTIES, INC. - 16 COWING TERRACE - Variance of Section 3 - Accessory Structures:** Applicant owns a single-family dwelling with an existing garage and a partially constructed garage. Applicant is proposing to renovate both buildings and they will be used as a one-car garage and storage for tools and equipment and is requesting: [*a*] a side yard setback of 1.4 ft in lieu of the 5 ft. required; [*b*] a rear yard setback of 4.7 ft. in lieu of the 5 ft. required; and [*c*] distance from dwelling to garage to be 4 ft. 6 in. in lieu of the 10 ft. required.
2. **ZBA APPLICATION #016-24 - JOHN-MICHAEL RACHINSKY-WOOD - 482 PEPPER RIDGE ROAD - Variance of Table II, Appendix B:** Applicant owns a single-family dwelling with a deck and is proposing to construct a second story addition containing a master bedroom and bathroom over the existing footprint. Applicant is requesting a side yard setback for both sides of 31.9 ft. in lieu of the 35 ft. required and a side yard setback of 15.9 ft. in lieu of the 20 ft. required.
3. **ZBA APPLICATION #017-24 - JONATHAN ROOS, DODARO ARCHITECTS LLC representing RICHARD G. RICCARDI - 11 HALF MOON WAY - Variance of Table II, Appendix B:** Applicant owns a single-family dwelling on a 10.732 sq. ft. lot and is proposing to bring the existing structure forward closer to the street in order to move the dwelling out of the flood zone to comply with FEMA regulations to allow for structural improvements and energy code complaint updates. Applicant is requesting the following:
  - Front setback for the garage of 14.1 ft. in lieu of the 40 ft. required.
  - Street center setback for the garage of 39.1 ft. in lieu of the 65 ft. required.
  - Front yard setback for covered front porch of 21.4 ft. in lieu of the 34 ft. required.
  - Street center setback for covered front porch of 46.4 ft. in lieu of the 59 ft. required.
  - East side yard setback of 8.6 ft in lieu of the 10 ft. required.
  - West side yard setback of 7.1 ft in lieu of the 10 ft. required.
  - Side yard setback for the chimney of 6.3 ft. in lieu of the 8 ft. required.
  - Side yard setback for both of 15.7 ft. in lieu of the 20 ft. required.

Next regularly scheduled Planning Board meetings are:

- May 14, 2024 (Regular Meeting)
- May 21, 2024 (Regular Meeting & Public Hearing)
- June 11, 2024 (Regular Meeting)

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