

**AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, JUNE 11, 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/83228676895>**; **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:

- May 14, 2024 - Regular Meeting (**[Tabled from the May 21, 2024 meeting](#)**)
- May 21, 2024 - Regular Meeting & Public Hearing

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

1. **ELECTRIC VEHICLE INSTALLATION - 4TH FLOOR GOVERNMENT CENTER GARAGE - PROJECT #001394 - TOTAL REQUEST \$732,818.55:** This request is for the purchase and installation of twelve (12) Dual-Port Level II Electric Vehicle Chargers located on the 4th Floor of the Government Center parking garage. These chargers will be open to the public and will also serve the future electric fleet vehicles used by city employees. The administration will charge a fee to cover the operating costs of electric consumption when used by the public. The exact fee will be set closer to when the chargers are ready for use as electric prices fluctuate over time, and the \$/kWh rate will likely change from now until project completion. A fee will not be charged for use by City fleet vehicles. Included in the total cost are the chargers, electrical ‘make-ready’ components and infrastructure, engineering design, labor, and a 5-year maintenance contract. This project is eligible to receive CT Department of Environmental and Energy Protection (DEEP) grant funding (65% Grant / 35% City Match). This project is also eligible to receive utility incentives, estimated to be \$40,000. As the incentives are not a guarantee, they are not factored into this appropriation request.
2. **TRANSFER STATION UPGRADES - PROJECT #001395 - TOTAL REQUEST \$99,250.00:** In reviewing the water bill for the Scale House / Transfer Station account, the Engineering Department noticed the water usage was significantly higher than normal, which led to believe there was a leak in the system. Based on this, the water bill is significantly more. To address this matter as quickly as possible, Aquarion Water Company recommended vendors, AJ Penna and CT Professional Water Services, to resolve this issue in an expedient manner. CT Professional Water Services has detected a leak at the Scale House, which is currently inaccessible as it is located under the concrete ramp to the Transfer Station. This request is to install 150 feet of 10-inch water main, bypassing an inaccessible section where the leak has been identified. Please refer to the cost proposal from AJ Penna for further details.

SUBDIVISIONS:

1. **SUBDIVISION #4051 - RAYMOND MAZZEO, REDNISS & MEAD representing THE HOUSING AUTHORITY CITY OF STAMFORD - 0 CONNECTICUT AVENUE (2 LOTS):** The applicant is proposing to subdivide this 2.34-acre property into two (2) lots, which is known as 0 Connecticut Avenue (Tax Assessor #002-5960), more commonly known as 38 Connecticut Avenue and 8-32 Connecticut Avenue (part of Rippowam Park) and is in the Multiple Family Low-Density Design District (RM-1). This property has historically been two (2) separate lots, other map filings indicated a potentially unintentional consolidation. This application will serve to formally subdivide the property into two (2) lots and clarify the title and ownership.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #224-17 - STAMFORD ZONING BOARD - Text Change:** The purpose of this Text Change is to create the position of “Acting Zoning Enforcement Officer (ZEO)” in case the ZEO is unable to fulfill their duties, for example, due to illness. The Acting ZEO would be the Deputy ZEO. If there is no Deputy ZEO, the Zoning Board would appoint an Acting ZEO.
2. **ZB APPLICATION #224-19 - STAMFORD ZONING BOARD - Text Change:** Applicant proposes a change to the Stamford Zoning Regulations to adjust the parking requirements for residences according to the findings and recommendations of the Stamford Citywide Parking Study and to address residents’ concerns regarding the parking requirements for large dwellings.

ZONING BOARD REFERRALS (Con't):

3. **ZB APPLICATION #224-23 - McPHERSON TAYLOR representing VOLTA CHARGING, LLC - Text Change:** Applicant is proposing to amend Section 12.L by adding a new Subsection 12.L.3 to add standards for charging stations with electronic displays.
4. **ZB APPLICATION #224-11 - RICHARD REDNISS, 22 1ST CORP. - Text Change ([Tabled from the May 14, 2024 meeting](#)):** River Bend Center, LLC is seeking to amend the City of Stamford Zoning Regulations to revise portions of the HT-D Regulation and create an opportunity to infill new residential development where it helps sustain the maintenance and viability of existing industrial/flex type uses in new or existing buildings.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #024-24 - JOHN MARINELLI, representing EMRAN M. RAHIM - FAIRFIELD AVENUE, LOT #1 - Variance of Table II, Appendix B:** Applicant owns an existing vacant lot of approximately 4,972 sq. ft. and is proposing to construct a two (2) family dwelling with four (4) parking spaces located at the rear and an open greenway in the front yard. The proposed footprint is 37.5 ft. x 35.5 ft. and will be 2½ stories (28.167 ft.) in height. Applicant is requesting a lot size of 4,972 sq. ft. in lieu of the 6,000 sq. ft. required.

Next regularly scheduled Planning Board meetings are:

- June 25, 2024 (Regular Meeting)
- Summer Hiatus - No Meetings in July
- August 13, 2024 (Regular Meeting)

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