

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
(REVISED JUNE 21, 2024)
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, JUNE 25, 2024
6:30 P.M.

JOIN ZOOM WEBINAR

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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:

- June 11, 2024

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

1. **WEST SIDE NEIGHBORHOOD CONNECTOR PROJECT - PROJECT #001396 - TOTAL REQUEST \$17,000,000.00:** Between Richmond Hill Avenue and Pulaski Street, final design, permitting and construction of a 12 ft. wide neighborhood greenway with associated pedestrian safety improvements to connect residents of the economically disadvantaged West Side Neighborhood past Interstate 95, the 4-track Metro-North Railroad main line and South State Street to the Downtown and South End Neighborhoods as well as direct access to the Stamford Transportation Center.
2. **TRANSFER STATION - CANAL WALL REPLACEMENT - PROJECT #001356 - TOTAL REQUEST \$12,685,000.00:** This project is for the long-term repair of the existing bulkhead wall based on the 2019 condition assessment which determined the bulkhead was in poor condition. The long-term repair includes a new steel sheet pile bulkhead in front of the existing bulkhead. The City Grants Department intends to submit a grant application to the Department of Economic Development (EDA) for this project. If the application is successful, EDA will fund 80% of the eligible project costs. EDA indicated the City's share needs to be authorized prior to submitting the grant application. The City's cost share is 20%. Based on the inspection report and the Steel Sheet Pile Bulkhead - Alternatives Evaluation dated January 16, 2024, as prepared by Tighe & Bond, concept engineering alternatives and budget-level cost estimate has been completed to support a grant application. The amount requested is for design, permitting, and construction.

SUBDIVISIONS:

1. **SUBDIVISION #4048 (MODIFICATION) - RAYMOND MAZZEO, REDNISS & MEAD representing STUDIO 503, LLC - 503 WIRE MILL ROAD (2 LOTS):** The applicant is requesting to revise the approval conditions of Subdivision #4048 to reduce the number of lots from three (3) to two (2) and change access to one lot from Studio Road to Wire Mill Road

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #224-23 - McPHERSON TAYLOR representing VOLTA CHARGING, LLC - Text Change (TABLED from the June 11, 2024 Meeting):** 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.
2. **ZB APPLICATION #224-21 - JASON KLEIN, CARMODY TORRANCE SANDAK HENNESSEY, LLP representing 492 GLENBROOK ROAD, LLC - 37 & 41 PARKER AVENUE - Map Change:** Applicant is proposing a Map Change to 37 & 41 Parker Avenue properties from the current R-6 (One- and Two-Family) Zoning District to the proposed V-C (Village Commercial) Zoning District.
3. **ZB APPLICATION #224-26 - RICHARD W. REDNISS, 22-1st CORP. - Text Change:** The purpose of this Text Change is to limit the intensity of certain C-G uses north of Downtown to help keep higher intensity C-G uses centralized in and around the Downtown while allowing for the modernization and adaptive reuse of other properties in proximity to Downtown.
4. **ZB APPLICATION #224-27 - FIRST NATIONAL JOINT VENTURE, LLC & CANAL STREET FUND, LLC - 18 DOCK STREET - Special Permit:** This Special Permit pursuant to Section 7.4.C.1.g requests a modification to the method of Below Market Rate (BMR) compliance by providing larger units at lower affordability levels.
5. **ZB APPLICATION #224-28 - SEABRIGHT PROPERTIES, LLC - 1385 WASHINGTON BLVD. - Special Permit:** This Special Permit is to allow UConn to use the existing apartment building for dormitory housing. No structural or exterior changes or modifications are proposed.

Next regularly scheduled Planning Board meetings are:

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

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