

**AGENDA**  
**STAMFORD PLANNING BOARD**  
**TUESDAY, APRIL 8, 2025**  
**REGULAR MEETING**  
**VIA THE INTERNET & CONFERENCE CALL**  
**6:30 p.m.**

**REGISTER IN ADVANCE FOR THIS WEBINAR**

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**INTERNATIONAL NUMBERS AVAILABLE:** <https://us02web.zoom.us/j/kc1MVYUbg>

**Web & Phone Meeting Instructions:**

- If your computer/smartphone has a mic and speaker then:  
Type in, paste or click the following link: <https://us02web.zoom.us/j/88452921601>; **OR**
- If not, then **Call-in** using a **phone number, Meeting ID & 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.
- Any applicant wishing to submit written testimony can send it prior to the meeting to [lcapp@stamfordct.gov](mailto:lcapp@stamfordct.gov) or submit through a Chat message to the Planning Board Chair during the meeting.

Anyone requiring auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in this meeting, should contact the City of Stamford's ADA Coordinator as soon as possible, preferably at least two (2) business days before the meeting: Carmen Hughes, Director of Diversity, Equity & Inclusion. Phone: (203) 977-7993 / Email: [CHughes1@StamfordCT.gov](mailto:CHughes1@StamfordCT.gov).

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**PLANNING BOARD MEETING MINUTES:**

- February 25, 2025 (Regular Meeting) (*Tabled from the March 11, 2025 meeting.*)
- March 11, 2025 (Regular Meeting)

**REQUEST FOR AUTHORIZATION:**

1. **SUBLEASE BY AND BETWEEN OPTIMUS HEALTH CARE, INC. (Sublandlord) & THE CITY OF STAMFORD (Subtenant) - 138 STILLWATER AVENUE:** This is a proposed Sublease for space at 138 Stillwater Avenue from Optimus Health Care, Inc. to house the City's health clinic that was displaced from the Lathan Wider Center by water damage. The particulars of this Sublease are as follows:
  - **Space:** 1,500 sq. ft. of the building known as Fairgate Apartments at 138 Stillwater Avenue, including all office furniture and medical equipment, and access to the common areas of the building.
  - **Term:** Month-to-month commencing on the execution of this Sublease and ending no later than October 15, 2025.
  - **Rent:** \$2,667.50 per month.
  - **Utilities:** The utilities are in Optimus' name. The City shall pay for use as invoiced by the providers.
  - **Insurance:** The City provides evidence of insurance that complies with the requirements set forth in Optimus' Lease with the property owner, which requirements have been deemed acceptable by the City's Risk Manager.
2. **DISTRICT OFFICE LEASE AGREEMENT BETWEEN THE CITY OF STAMFORD & THE HONORABLE JAMES A. HIMES:** Congressman Himes will lease 966 sq. ft. of office space on the 10th floor of the Government Center for the term of two (2) years beginning January 3, 2025 and ending on January 2, 2027 with a monthly rent of \$2,390.05 for the term of the agreement.

**REQUEST FOR AUTHORIZATION**

**SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:**

1. **OBSERVATORY - ASTRONOMY & PHYSICAL SCIENCE CENTER - PROJECT #CP3152 - TOTAL REQUEST \$3,000,000.00:** This is a request for approval of an appropriation of \$3 Million to support the final phase of construction, finishes and equipment for the Planetarium & Observatory Center at the Stamford Museum & Nature Center.

**PLANNING BOARD DISCUSSION:**

1. **STAMFORD VISION ZERO - LUKE BUTTENWIESER, TRANSPORTATION PLANNER:** Transportation, Traffic & Parking Department will make a presentation on the Stamford Vision Zero Action Plan. The Stamford Vision Zero Action Plan identifies policies, practices, and priority projects that align behind the City of Stamford's goal of achieving zero serious injuries and traffic fatalities by 2032. This document is intended to serve as a continuous roadmap as the Plan's recommendations are adopted or advanced. Accordingly, this is a living document that will be revised as progress is made and data continuously collected and analyzed.

**SUBDIVISIONS:**

1. **SUBDIVISION #4053 - STAVROS AIVALIS - 90 HAVILAND ROAD (2 LOTS):** Applicant is proposing to subdivide this two-acre parcel into two (2) lots, which is commonly known as 90 Haviland Road. The property is located on the southern side of Haviland Road, approximately 600 ft. west of Spring Wheel Lane and is in the Single-family Very Low-Density District (RA-1).

**ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #007-25 - LEONARD BRAMAN, ESQ representing STAMFORD MEETING HALL, INC. - 2517 LONG RIDGE ROAD - Special Permit:** Applicant owns a property with a former swim and tennis club, pool, tennis courts and associated amenities and is requesting a Special Permit to allow for a house of worship to be located on a site zoned RA-1 (One Family Residence).

Next regularly scheduled Planning Board meetings are:

- April 22, 2025 (Regular Meeting & Public Hearing)
- May 6, 2025 (Regular Meeting)
- May 20, 2025 (Regular Meeting)

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