STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, JUNE 24, 2025
(With changes from the August 26, 2025 meeting)
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
6:30 p.m.

ZOOM WEBINAR
Webinar ID: 835 9148 9483
Passcode:788507

Stamford Planning Board Members present were: Voting Members: Jennifer Godzeno, Chair; Ravi Subramanian, Secretary and Jeremy Linder. Alternates: William Levin and Chester Salit. Absent: Jay Tepper, Vice Chair. Present for staff: Lindsey Cohen, Associate Planner.

Ms. Godzeno called the meeting to order at 6:35 p.m.

Ms. Godzeno introduced the members of the Board and staff present.

PLANNING BOARD MEETING MINUTES:

June 10, 2025 (Regular Meeting): After a brief discussion, Mr. Linder moved to ***approve*** the Regular Meeting Minutes of June 10, 2025; Mr. Subramanian seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Godzeno, Levin, Linder, Salit and Subramanian).

SUBDIVISION:

1. **SUBDIVISION #4053 - 90 HAVILAND ROAD:** Request for a 90-day Extension of Time to file the final map with a new expiration date of October 26, 2025.

John F. X. Leydon, Esq., representing the applicant, made a presentation and answered questions from the Board.

After a brief discussion, Mr. Levin recommended approval of an Extension of Time for Subdivision #4053 - 90 Haviland Road to October 26, 2025; Mr. Subramanian seconded the motion and passed unanimously with eligible members present voting, 5-0 (Godzeno, Levin, Linder Salit and Subramanian).

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #225-19 - 72 CUMMINGS POINT ROAD, LLC - 72 CUMMINGS POINT ROAD - Site & Architectural Plans and/or Requested Uses, Special Permit and Coastal Site Plan Review:** Applicant is proposing to construct an addition to the current building consisting of ±2,790 sq. ft. of floor area with related site improvements. The property is within the CAM boundary.

The Property is located in Master Plan Category #8 (Mixed-Use Campus) and currently developed with an office building for 72 Point Association and a building for an associated charitable institution, the Steven and Alexandra Cohen Foundation, surrounded by parking and landscaped areas. The existing land uses surrounding the property are similar. The proposal is to expand and mimic the architecture of the Foundation's building. "This category is intended to provide for and protect low-density office parks and commercial (non-retail) centers in locations outside the Downtown, by allowing limited expansion and adaptive reuse of compatible office, research and development, residential, government, educational and medical uses." Given the connection between the Foundation and the adjacent Point 72 headquarters, the existing location continues to be both appropriate and desirable. Given the modest size of the addition, the mimicking of architecture, and the compatibility with surrounding uses, Staff submits that the Foundation

building is a compatible office use expansion and forwards the goals of Category #8. Notably, the Master Plan also encourages diversification of Stamford's economic base to increase economic resiliency (Policy 3A). The Foundation building promotes this strategy by supporting important charitable institutions (i.e., Person-to-Person mobile food pantry, Mill River Park, SoundWaters Harbor Center, Children's Institute at Stamford Hospital, Neonatal Intensive Care Unit) that, in turn, support various organizations in and around Stamford. Thus, the proposed development forwards the objectives, policies and strategies of the Master Plan.

The following Master Plan Strategies and Policies are also supported by this project:

- Implementation Strategy 3A.3: Encourage modernization of office space and allow for adaptive reuse.
- Implementation Strategy 3B.4: Encourage the reconfiguration of existing office and retail space to accommodate market trends and potential new users.
- Policy W1: Preserve and enhance neighborhood amenities and character and overall quality-of-life.

William Hennessey and Daniel Chapple, Carmody Torrence Sandak & Hennessey, LLP, made a presentation and answered questions from the Board.

After a brief discussion, Mr. Linder recommended **approval** of ***ZB Application #225-19*** and that this request is in general harmony with the Master Plan Category #8 (Mixed-Use Campus); Mr. Subramanian seconded the motion and passed unanimously with eligible members present voting, 5-0 (Godzeno, Levin, Linder Salit and Subramanian).

2. **ZB APPLICATION #225-20 - RICHARD W. REDNISS - 21 1ST CORP. - Text Change:** Applicant is requesting a Text Change to the C-D Zoning Regulations to create specific standards for two-story Child Day Care Centers as a single use. These proposed changes serve to create the necessary flexibility of design to help facilitate much needed Child Day Care Centers.

3. **ZB APPLICATION #225-21 - CHILDREN'S LEARNING CENTERS OF FAIRFIELD COUNTY (CLC) - 60 PALMERS HILL AVENUE - Special Permit and General Development Plan:** Applicant is requesting to allow Child Day Care Center use in the C-D Zone and proposes a one-story Child Day Care Center reusing the existing two-story building and associated parking.

Zoning Board Applications #225-20 and #225-21 are to be considered jointly. ZB Application #225-21 cannot proceed as proposed without ZB Application #225-20.

The Planning Board may remember CLC presenting their plan for this site back in 2023 when the Planning Board approved an additional capital appropriation request for $166,000 for playground equipment to be installed at this site.

ZB Application #225-20, the Text Change, increases allowable coverage and balances the increased density with maintaining low height/story allowances. Daycares in general and CLC in particular operate most efficiently when all education spaces are on one single ground level as opposed to two or more stories. This requires a greater lot coverage that would be achieved through this Text Change. ZB Application #225-21 are the Special Permit and GDP requests to allow this use type within this Zoning District.

The property is in Master Plan Category #3 (Residential - Low Density Multifamily) that contemplates providing "amenities of multifamily living in a single-family neighborhood setting." The proposed daycare facility serves as a neighborhood amenity to help strengthen the surrounding community with nurturing and innovative early childhood educational experiences for all children and their families through creativity, kindness, inclusion, and partnership, close to home. Other Master Plan policy goals realized through this redevelopment include:

- Policy 7H: Encourage Infill Development
- WS1.3: Support the efforts of the West Side Neighborhood Revitalization Zone (NRZ) and other neighborhood associations working to improve the overall quality-of-life for the residents and workers of the West Side and Waterside neighborhoods.

Richard Redniss, Redniss & Mead, made a presentation and answered questions from the Board.

After a brief discussion, Mr. Salit recommended **approval** of ***ZB Application #225-20*** and that this request is in general harmony with the 2015 Master Plan; Mr. Subramanian seconded the motion and passed unanimously with eligible members present voting, 5-0 (Godzeno, Levin, Linder Salit and Subramanian).

After a brief discussion, Mr. Levin recommended **approval** of ***ZB Application #225-21*** and that this request is in general harmony with the Master Plan Category #3 (Residential - Low Density Multifamily); Mr. Salit seconded the motion and passed unanimously with eligible members present voting, 5-0 (Godzeno, Levin, Linder Salit and Subramanian).

4. **ZB APPLICATION #225-22 - STAMFORD ZONING BOARD - Text Change:** The purpose of this Text Change is to provide assurances for Below Market Rate (BMR) tenants that are threatened by the loss of their units to stay in the program and to make sure that lost affordable units get replaced.

Ralph Blessing, Land Use Bureau Chief, made a presentation and answered questions from the Board.

After some discussion, Mr. Subramanian recommended **approval** of ***ZB Application #225-22*** and that this request is in general harmony with the 2015 Master Plan; Mr. Linder seconded the motion and passed unanimously with eligible members present voting, 5-0 (Godzeno, Levin, Linder Salit and Subramanian).

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #016-25 - MARIJAN MARKO & KIMIA MAJIC - 564 WEBBS HILL ROAD - Variance of Table II, Appendix B:** The applicant owns a 1,365 sq. ft. single-family dwelling and is proposing to construct a second-floor addition over the existing footprint increasing the residence to 2,158 sq. ft. Applicant is requesting: **(*a*)** a side yard setback of 1.1 ft. in lieu of 20 ft. required; and **(*b*)** a total side yard setback of 16.9 ft. in lieu of the 35 ft. required.

The property is in Master Plan Category #1 (Residential - Very Low Density Single-Family). MP #1 is intended to provide for and protect a suitable environment for single-family dwellings…residential density shall not exceed one principal dwelling unit per acre…" While the scope of the variance - asking to build a second and/or third story above a non-compliant building footprint - is similar to past variance requests the Board has considered, this example seems egregious for the lot it is located on due to the significantly undersized lot area and significantly undersized side yard setback.

The Planning Board approved a subdivision in 1955 that resulted in this lot configuration and notes that the land received "variances of area, frontage, building area, front yard depth, side yards and rear yard depth requirements to permit dwelling and garage on Plot A [560 Webbs Hill Road, lot to the south] and dwelling on Plot B [564 Webbs Hill Road, the Subject lot] to remain in present location." This goes to say that even in 1955, the lot and dwelling were non-compliant and were granted relief from the City's zoning regulations.

The Applicant makes no effort to identify hardships of the land, which is a requirement for Variances. This property is zoned RA-1. The property is non-compliant with respect to lot area (6,127 square feet where 43,560 are required), front street line and center line setbacks, and side yard setbacks.

When driving along Webbs Hill Road the three lots at 560, 564 and 568 already appear out of place, three single-family homes at most 20 feet apart from each other on undersized (<1 acre) lots. The variances would allow for another 1½ stories, a three-story home, in the middle of a section of undersized lots with a 1 ft setback. The bulk would be uncharacteristic, out of place, and would not be aligned with the Master Plan Category in which it is located.

After a brief discussion, Mr. Levin recommended **to DENY *ZBA Application #016-25*** due to the application being inconsistent with the Master Plan category; worsening of an existing non-conformity and no clear hardship articulated by the applicant and that this request is not in general harmony with Master Plan Category #1 (Residential - Very Low Density Single-Family); Mr. Salit seconded the motion and passed unanimously with eligible members present voting, 5-0 (Godzeno, Levin, Linder Salit and Subramanian).

Next regularly scheduled Planning Board meetings are:

- July Hiatus - No Meetings
- August 12, 2025 (Regular Meeting)
- August 26, 2025 (Regular Meeting)

There being no further business to come before the Board, Ms. Godzeno adjourned the meeting at 7:55 p.m.

Respectfully Submitted
June 27, 2025

Ravi Subramanian, Secretary
Stamford Planning Board

NOTE: These proceedings were recorded on video and are available for review on the Planning Board website at ***http://cityofstamford.granicus.com/ViewPublisher.php?view_id=20***