

**AGENDA**  
*(REVISED AUGUST 25, 2025)*  
**STAMFORD PLANNING BOARD**  
**REGULAR MEETING**  
**VIA THE INTERNET & CONFERENCE CALL**  
**TUESDAY, AUGUST 26, 2025**  
**6:30 p.m.**

**JOIN THE TEAMS WEBINAR**

Meeting ID: 215 189 352 730 8

Passcode: D9kb2vQ7

**DIAL IN BY PHONE**

**+1 929-346-7262,,957962531#** United States, New York City

**FIND A LOCAL NUMBER**

Phone conference ID: 957 962 531#

**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.*
- *Sign-up for Planning Board meeting updates by emailing [lcapp@stamfordct.gov](mailto:lcapp@stamfordct.gov).*

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:**

- June 24, 2025 (Regular Meeting)
- August 8, 2025 (Special Meeting)
- August 12, 2025 (Regular Meeting)

**REQUEST FOR AUTHORIZATION:**

1. **LEASE AGREEMENT BETWEEN THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION AND THE CITY OF STAMFORD - PORTION OF BLACHLEY ROAD:** In April 2010, the City leased a portion of Blachley Road (I-95 adjacent) from the State of Connecticut Department of Transportation (CT DOT) to allow for a walkway to/from Rogers International School. That lease expired on March 31, 2025. The CT DOT approved a renewal and the basic terms of the new Lease are as follows:

**Rent:** There is no monetary consideration required.

**Lease Area:** The Leased Area is a 9,359 sq. ft. rectangle bordered by I-95 to the north, Maher Road to the east and Blachley Road to the west.

**Term:** The proposed Term is 5 years with two additional 5-year extensions for total possible Term of 15 years.

**Use:** The City may use the Lease Area solely for the purpose of providing a pedestrian walkway to/from Rogers International School.

**Other:** The City takes the Lease Area as-is and is responsible for any and all permits, utilities and maintenance that may be required. The City must insure the Lease Area per the CT DOT's requirements and hold harmless/defend the State from any and all claims that may arise out of the City's use of the Lease Area.

### **REQUEST FOR AUTHORIZATION**

#### **SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:**

1. **SIDEWALK EXTENSIONS - PROJECT #CP8706 - TOTAL AMOUNT REQUESTED \$50,000.00:** Pedestrian safety and sidewalk upgrades as part of the Zoning Approval for 120 Hamilton Avenue.
2. **LIBRARY - HVAC EQUIPMENT REPLACEMENT - PROJECT #CP2650 - TOTAL AMOUNT REQUESTED \$400,000.00:** This request is to formally allocate the Ferguson Library's ARPA funding to this HVAC project, ensuring the funds are applied toward the planned infrastructure improvements and associated project costs.

#### **ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #225-23 - CONTINENTAL FAMILY HOLDINGS, LLC - 23 BARRY PLACE - Site & Architectural Plans and/or Requested Uses and Special Permit:** Applicant is proposing to construct 60 townhomes and a 201-unit apartment building with a total of 474 parking spaces and associated amenities.
2. **ZB APPLICATION #225-24 - 492 GLENBROOK ROAD, LLC - 488 GLENBROOK ROAD and 37 & 41 PARKER AVENUE - Site & Architectural Plans and/or Requested Uses and Special Permit:** Applicant is proposing to construct a multifamily residential community containing 19 apartments, 28 off-street parking spaces and associated site improvements.
3. **ZB APPLICATION #225-25 - THE STAMFORD HOSPITAL - 31 WRIGHT STREET - Map Change:** Applicant is proposing a Map Change for the 31 Wright Street property from the current R-5 (Multiple Family Medium Density Design) Zoning District to the proposed HCDD (Hospital Complex Design District) Zoning.
4. **ZB APPLICATION #225-26 - THE STAMFORD HOSPITAL - 31 WRIGHT STREET - Site & Architectural Plans and/or Requested Uses and General Development Plan:** Applicant is proposing to construct a new parking lot and to modify the General Development Plan to incorporate the Wright Street property.
5. **APPLICATION 225-31- RAYMOND MAZZEO - REDNISS & MEAD - Zoning Text Change:** The purpose of this Text Change is to revise Section 2 (Permits and Approvals) to match the expiration and extension timing of Variance approvals to be consistent with both Site Plan and Special Permit approvals.

#### **ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #019-25 - MIGUEL SOSTRE representing JASON GAYNOR - 32 APPLE TREE LANE - Variance of Table II, Appendix B:** Applicant owns a single-family dwelling with a shed and is requesting one variance to allow for an addition on the dwelling. Applicant is requesting a side yard setback of 12.6 ft. in lieu of the 15 ft. required.
2. **ZBA APPLICATION #020-25 - JOHN & OLIVIA DOWNING - 276 DEN ROAD - Variance of Table II, Appendix B:** Applicant owns a single-family dwelling and is requesting variance to allow for an addition on the dwelling. Applicant is requesting a side yard setback of 2.3 ft. in lieu of the 25 ft. required.
3. **ZBA APPLICATION #013-25 - CHRIS RUSSO, RUSSO & RIZIO, LLC representing McDONALD'S REAL ESTATE COMPANY - 1103 EAST MAIN STREET - Variance of Section 11.F, Section 12.D.10.b & Section 10.B.1 (TABLED from the May 20, 2025 & June 10, 2025 meetings):** The site contains an existing two-story masonry building for a McDonald's fast-food restaurant with drive-through facility. The applicant proposes the addition of a second drive-through lane with associated signage and site improvements. The existing restaurant will remain. Applicant is requesting the following:

**Section 11.F:** Allowance of a springboard canopy, a digital pre-browse menu board of approximately 10 sq. ft. and an outdoor digital menu board of approximately 21 sq. ft. along the second drive-through lane.

**Section 12.D.10.b:**

- Reduction of the off-street parking requirement for a drive-through fast-food restaurant from the existing sixty-one (61) to thirty-seven (37) spaces where sixty-five (65) spaces are required.
- Modification of a prior zoning approval which was conditioned as being approved per plans to modify the Site Plan to install a second drive-through lane, a springboard canopy, a digital pre-browse menu board and an outdoor digital menu board.

**Section 10.B.1:** Allowance to enlarge an existing nonconforming drive-through facility where drive-through facilities are no longer permitted.

Next regularly scheduled Planning Board meetings are:

- September 2, 2025 (Regular Meeting)
- September 9, 2025 (Regular Meeting & Public Hearing-Comprehensive Plan)
- September 16, 2025 (Regular Meeting & Public Hearing-Comprehensive Plan Adoption)

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