

**AGENDA
STAMFORD PLANNING BOARD
SPECIAL MEETING
VIA THE INTERNET & CONFERENCE CALL
MONDAY, SEPTEMBER 22, 2025**

*** * * 12:00 p.m. * * ***

JOIN TEAMS MEETING

Meeting ID: 296 520 909 743 6
Passcode: 9mi7ou3o

DIAL IN BY PHONE

+1 929-346-7262,,795465196# United States, New York City

FIND A LOCAL NUMBER

Phone conference ID: 795 465 196#

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 staff shall moderate the virtual lobby and 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.*
- *Sign-up for Planning Board meeting updates by emailing 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.

PLANNING BOARD MEETING MINUTES:

- August 26, 2025 (Regular Meeting)
- September 2, 2025 (Regular Meeting)
- September 9, 2025 (Public Hearing)
- September 16, 2025 (Public Hearing)

PLANNING BOARD PRESENTATION

1. **WESTHILL HIGH SCHOOL PROJECT - ADAM LEVITUS, PE, SENIOR PROJECT MANAGER, COLLIERS representing CITY OF STAMFORD BOARD OF EDUCATION:** The New Westhill High School (WHS) will be a full replacement of the existing Westhill High School at 125 Roxbury Road, which is in an RA-1 Zoning District and Master Plan Category #1 (Residential – Very Low Density Single-Family). Per the Board of Education's Educational Specifications requirement, the students will remain in-place in the existing high school during construction of the new building in a phased-occupied project. With the new building and site design, the property will change in appearance, with improved function and buffering to neighbors, but will remain unchanged in use as a comprehensive high school. The new WHS will serve grades 9-12 for a design enrollment of 2,458 students, which represents a minor increase from the current enrollment of approximately 2,300. The programs offered at the school and on school athletic fields and courts will be largely the same as the existing school. Improvements will be made to vehicular, pedestrian site circulation and parking to better support these programs.

ZONING BOARD OF APPEALS

1. **ZBA APPLICATION #021-25 - RYAN SALVATORE representing SARAH CHRISTENSEN - 18 GURLEY ROAD - Variance of Table II, Appendix B and Section 12.6:** Applicant owns a single-family dwelling with a detached garage, above-ground spa, pergola, walkways and driveway. Applicant is proposing to construct an accessway to connect the detached garage to the primary dwelling. Applicant is requesting: [**a**] a rear yard setback for the existing garage of 23.5 ft in lieu of the 30 ft. required; [**b**] a rear yard setback for stairs of 27 ft. in lieu of the 30 ft. required; and [**c**] parking areas and loading space to be permitted in front yard between the building lines where it is not permitted.

Next regularly scheduled Planning Board meetings are:

- September 30, 2025 (Comprehensive Plan)
- October 7, 2025 (Capital Budget)
- October 14, 2025 (Capital Budget)

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