

**AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, JUNE 25, 2019
6:30 p.m.**

REQUEST FOR AUTHORIZATION:

- 1. REQUEST FOR APPROVAL OF EXCHANGE OF PROPERTY BETWEEN O&G INDUSTRIES, INC. AND THE CITY OF STAMFORD RELATED TO FST CV-09-5012574S AND PULASKI/DAVENPORT STREET ROADWAY IMPROVEMENTS:** O&G owns property known as 72 Davenport Street, Stamford, CT, which is located adjacent to land owned by the City designated for the Roadway Improvement Project. The Law Department has successfully negotiated a settlement agreement with O&G Industries, Inc. (“O&G”) relative to civil action FST CV 09-5012574S resulting in an agreement between the City and O&G to exchange certain properties owned by each to one another in furtherance of and to implement the Roadway Improvement Project, the terms of which shall be memorialized in an exchange agreement, which is in progress. The Board of Representatives has previously approved the discontinuance of Waterside Place and Unnamed Highway by Resolution No. 3603; and has acquired property known as 74/76 Pulaski Street by negotiation or eminent domain of rights-of-way for the Pulaski Street, Greenwich Avenue, and Waterside Place Intersection Improvement Project by Resolution 3621 (collectively, the “Resolutions”) in furtherance of and to implement the Roadway Improvement Project.

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:

- 1. CITYWIDE TECHNOLOGY REPLACEMENT & UPGRADE - PROJECT #C65201 - \$15,273.00:** State of Connecticut provides matching funds to replace fourteen (14) desktop computers in the Emergency Communications Center. These units will replace existing computer assisted dispatch consoles that are approaching end-of-life.
- 2. MOLD TASK FORCE (MTF) [Total Request - \$2,000,000.00]:** On October 29, 2018 the Mold Task Force was formed with the purpose of overseeing and actively managing the indoor air quality crisis within our Stamford Public School buildings. The MTF made the following commitments: (a) address the immediate mold conditions and the underlying water-intrusion issues; (b) design and implement medium to longer-term capital projects to remedy the building envelope and HVAC issues; and (c) design a proper ongoing maintenance structure to ensure that our buildings do not fall back into a state of disrepair. While we have not completed the first phase of surface mold cleaning in all of our buildings, we are at a point where "maintenance" is appropriately transitioning into "capital" upgrades. Some of these capital upgrades will be traditional projects that we design and bid out, while others will continue to have work done by construction management firms currently hired by the MTF and actively working in the buildings. The following schools will fall under this current request:

School	FY 18/19 Amount Fund Source: Bond (City)	Capital Forecast						Total
		FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	
K.T. Murphy (#CPBM05)	\$1,000,000.00	0	0	0	0	0	0	\$1,000,000.00
Newfield (#CPBM06)	\$1,000,000.00	0	0	0	0	0	0	\$1,000,000.00
Grand Total	\$2,000,000.00	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000.00

ZONING BOARD REFERRALS:

- 1. ZB APPLICATION #219-14 - SH ATLANTIC, LLC - ONE ATLANTIC STREET - Site & Architectural Plans and/or Requested Uses and Special Exception:** The applicant is requesting to convert up to 65,000± square feet of commercial office space into up to 77 residential units and mezzanine infill of 3,500± square feet pursuant to Section 10-H of the Stamford Zoning Regulations. The project will also include ground floor retail, limited onsite parking and associated site improvements.

2. **ZB APPLICATION #219-10 - PACIFIC STREET FIREHOUSE, LLC - 670 & 686 PACIFIC STREET AND 171 HENRY STREET - Text Change:** The applicant is proposing to amend Article IV, Section 14 and Article III, Section 4 of the City of Stamford Zoning Regulations.
3. **ZB APPLICATION #219-11 - PACIFIC STREET FIREHOUSE, LLC - 670 & 686 PACIFIC STREET AND 171 HENRY STREET - Map Change:** The applicant is proposing to amend the zoning designation for properties currently in the R-MF zone to the NX-D zone.
4. **ZB APPLICATION #219-12 - PACIFIC STREET FIREHOUSE, LLC - 670 & 686 PACIFIC STREET AND 171 HENRY STREET - Site & Architectural Plans and/or Requested Uses, Special Exception and Coastal Site Plan Review:** The applicant is proposing to reuse the Firehouse and create more off-street parking. Applicant is also requesting a Special Exception for uses permitted under Section 7.3 for all additional uses under Subsection (D) and a Special Exception for a drive-through bank or pharmacy under definitions Section 28.8 for NX-D District subject to the Map Change application submitted herewith.
5. **ZB APPLICATION #219-16 - RICHARD REDNISS, (22 1st Corp) representing ROCKRIMMON COUNTRY CLUB - 2949 LONG RIDGE ROAD - Text Change:** The applicant is proposing to amend: [a] Article III Definition # 27 Country Clubs or Golf Clubs to include specific standards and the General Development Plan review process by Special Exception of the Zoning Board; [b] Article V, Section 19-3.2.e to exempt # 27 Country Clubs or Golf Clubs as well as # 67.5 Museum Complexes use from the Special Exception standards for uses within single family districts; and [c] Appendix A, Table I to change the permissions of the proposed use from Special Exception of the ZBA (marked with an “A”) to Special Exception of the Zoning Board (marked with a “B”) in the RA-3, RA-2, RA-1, R-20, and R-10 zones and remove the use entirely from the R-7.5, C-L, C-G, C-I, and C-S Zones.
6. **ZB APPLICATION #219-17 - RICHARD REDNISS, (22 1st Corp) representing ROCKRIMMON COUNTRY CLUB - 2949 LONG RIDGE ROAD - Special Exception and General Development Plan:** The applicant is proposing renovations and minor additions to the main clubhouse and pool area, resurface existing tennis courts, addition of a tennis court, realignment of a portion of the parking area and renovation and realignment of portions of the golf course including the 18th Green, cart path and the practice range.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #034-19 - 31 LIMERICK STREET - LUIS P. MENDOZA - Variance of Table III, Appendix B (Square footage on the lot which determines the number of families per lot):** The applicant owns an existing single-family dwelling and is proposing to build a 40 ft. x 19 ft. addition to the existing structure to convert the building into a two-family dwelling. Applicant is requesting an allowance of 5,857 sq. ft. for two (2) families in lieu of the 6,000 sq. ft. required for two (2) three-bedroom units.
2. **ZBA APPLICATION #035-19 - 171 DANNELL DRIVE - ALEX ETEMADFAR represented by KATIE WAGNER, QUESITED CONSULTING, LLC - Variance Section 7-6 (Area and Supplemental Regulations):** The applicant owns an existing single-family dwelling and is has constructed a 10.52 ft. high retaining wall at the rear of the house and a 7.1 ft. high retaining wall on the side line. The applicant is requesting an allowance for the retaining wall constructed at the rear property line to remain at 10.52 ft. in lieu of the 8 ft. allowed and the retaining wall constructed on the side yard to remain at 7.1 ft. in lieu of the 6 ft. allowed.

3. **ZBA APPLICATION #036-19 - 51 AULDWOOD ROAD - RAJ PATEL & ELIZABETH HERSHMAN - Variance of Table III, Appendix B:** The applicants own an existing 2½ story single-family dwelling with three (3) bedrooms, two (2) bathrooms and a detached garage. Applicant would like to construct a 25 ft. 4 in. x 25 ft. 4 in. (640 sq. ft.) addition to the rear portion of the structure. The addition includes a master bedroom with bathroom and guest bedroom with bathroom which would convert the dwelling into a four (4) bedroom and four (4) bathroom home. Applicant is requesting: [1] a side yard setback of 4.3 ft. in lieu of the 6 ft. required on the west side of the house to the new addition; [2] a side yard setback of .8 ft. in lieu of the 6 ft. required to the air conditioning condensers; [3] a total side yard setback of 8.8 ft. in lieu of the 12 ft. required to the air conditioning condensers and [4] 26.4% building coverage in lieu of the 25% required.

4. **ZBA APPLICATION #037-19 - 18 GRAY FARMS ROAD - ADAM & JESSICA AGOVINO represented by JOHN GUZA, JR. - Variance of Table III, Appendix B:** The applicant owns an existing 2½ story single family dwelling and is proposing to construct a 30 ft. x 20 ft. addition to extend the current living room and bedrooms to allow for more living space. Applicant is requesting a rear yard setback of 45 ft. in lieu of the 60 ft. required and for a side yard setback of 11.3 ft. in lieu of the 15 ft. required.

5. **ZBA APPLICATION #038-19 - 930 COVE ROAD - SKY VIEW BUILDINGS, LLC represented by ANTHONY STRAZZA, STRAZZA CONSULTING - Variance of Section 10A (Non-Conforming Uses) and Table III, Appendix B:** The applicant owns an existing two (2) story, four (4) family dwelling and would like to add a third (3rd) story over the existing second (2nd) story. Applicant is requesting an allowance of a third (3rd) story expansion of an existing non-conforming four (4) family dwelling and requesting a front yard setback of 16.6 ft. in lieu of the 20 ft. required.

6. **ZBA APPLICATION #039-19 - 10 LEDGE TERRACE - EDWARD DARCANGELIS represented by JUAN P. PAREDES, P.E., JP ENGINEERING - Variance of Article III, Section 4-AA/2/2.4:** The applicant owns an existing single-family dwelling with paved driveway and patios. Applicant is proposing to construct: [1] a 48 sq. ft. addition to the attached one (1) car garage which will encroach into front setback approximately 2 ft. and [2] a 44 sq. ft. portico to the single-family dwelling which will encroach into the front yard setback approximately 9.8 ft. Applicant is requesting: [1] a front yard setback of 27.7 ft. to the portico in lieu of the 30 ft. required; [2] a street centerline setback of 44.9 ft. to the portico in lieu of the 55 ft. required and [3] a street centerline setback of 52.7 ft. to the new addition in lieu of the 55 ft. required.

PLANNING BOARD MEETING MINUTES:

March 19, 2019 (Tabled from April 9, April 23, May 7, May 21 and June 4, 2019) - If a quorum
June 4, 2019

OLD BUSINESS (WALK-ON):

SUBDIVISION #4038 - ND ACQUISITIONS LLC & HRC 201 II LLC - 201 HIGH RIDGE ROAD - Extension of Time: Applicants are requesting a ninety (90) day extension of time in which to record the final map on the Stamford Land Records.

NEW BUSINESS:

Emergency Contact List. Discuss the possibility of each Board member providing a name and phone number to contact in the event the Board member is unreachable.

Next regularly scheduled Planning Board meeting is:

No Meetings Scheduled for July - Planning Board on Hiatus
August 6, 2019