

**AGENDA**  
**STAMFORD PLANNING BOARD**  
**REGULAR MEETING**  
**GOVERNMENT CENTER - 4TH FLOOR CAFETERIA**  
**888 WASHINGTON BLVD., STAMFORD, CT**  
**TUESDAY, OCTOBER 29, 2019**  
**6:30 P.M.**

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**PLANNING BOARD MEETING MINUTES:**

10/8/19 & 10/22/19

**REQUEST FOR AUTHORIZATION:**

1. **LEASE MODIFICATION AGREEMENT BETWEEN THE CITY OF STAMFORD & STAMFORD GOLF AUTHORITY/STERLING FARMS:** Sterling Farms notified the City of Stamford of its intent to extend its lease on November 21, 2018, as required under the original lease agreement dated March 26, 2007. Thereafter the City and Sterling Farms engaged in negotiations and agreed to modify some of the terms of the original lease as follows: (a) to extend the term of the lease until 2034; (b) to reduce the annual rental fee by half as of July 1, 2020 and (c) for Sterling Farms to create a sinking fund for future capital expenditures and to retire its outstanding debt as of September 1, 2019. All other terms of the original lease agreement will remain the same.
2. **AMENDMENT TO LEASE AGREEMENT BETWEEN THE CITY OF STAMFORD & THE HONORABLE JAMES A. HIMES:** Congressman Himes leases 966 sq. ft. of office space on the 10th floor of the Government Center for a monthly rent of \$1,796.47. This Amendment changes only the Term of the lease, which will now run through January 2, 2021. The remainder of the lease shall remain the same.

**ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #219-21 - THE STRAND/BRC GROUP, LLC & WALTER WHEELER DRIVE SPE, LLC - HARBOR POINT BLOCKS P3 & P6 - Special Exception:** Applicant is requesting approval to allow the Below Market Rate (BMR) requirement for the building to be satisfied by an alternative method of compliance pursuant to Section 7.4.C(4) of the Zoning Regulations. The applicant is applying to submit a fee-in-lieu in satisfaction of the BMR requirements. This was contemplated at the time of site plan approval for the related applications, as ZB Application #219-02, Condition #5.

**NOTE:** This project consists of two (2) residential buildings containing 180 units each. ZB Application #215-28A for the General Development Plan was approved on November 14, 2016 and ZB Application #219-02 for the Final Site Plan & Coastal Site Plan Review was approved on April 22, 2019.

2. **ZB APPLICATION #211-23 (MOD) - PROCUREMENT, LLC - 816 HIGH RIDGE ROAD - Special Exception:** Applicant is requesting permission to modify ZB Application #211-23 to increase the 120 children capacity limitation to 152 children for the Child Day Care Center.

**ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #053-19 - JORDAN PINA CASTRO - 10 ORCHARD STREET - Motor Vehicle:** Applicant is renting the 2,098 sq. ft. one-story building which is presently used as a service garage. Applicant is seeking approval to continue the Motor Vehicle use and use the structure as a general automobile repair facility.
2. **ZBA APPLICATION #054-19 - DORIAN SKROBISZ representing ANORZEJ PIASCIK - 28 STONE STREET - Variance of Section 10 & Motor Vehicle:** Applicant operates an automobile repair facility in the one-story block manufacturing building. Applicant would like to reduce the existing automobile repair shop from two (2) bays to one (1) bay and from two (2) mechanics to one (1) mechanic. Applicant is seeking to expand a non-conforming use to allow a less intense automobile repair use without pumps which are required to be located in a building previously used for manufacturing.
3. **ZBA APPLICATION #056-019 - JASON KLEIN, CARMODY TORRANCE SANDAK HENNESSEY, LLP representing KATHLEEN SPELLMAN-AURICHIO, TRUSTEE - 428 HALLIWELL DRIVE - Variance of Table III, Appendix B:** Applicant owns a 2½ story single-family residence with a deck, generator, air conditioning unit and associated site improvements. Applicant is requesting approval to allow the existing deck and air conditioning unit to remain on the property and allow replacement of the existing generator and is seeking the following variances: *(a)* a side yard setback of 6.2 ft. for the generator from the southerly lot line in lieu of the 10 ft. required; *(b)* a side yard setback of 7.6 ft. for the air conditioning unit from the southerly lot line in lieu of the 10 ft. required; *(c)* an 18 ft. setback from both side yard lot lines in lieu of the 20 ft. required; *(d)* a rear yard setback of 14.6 ft. for the deck in lieu of the 30 ft. required; and *(e)* a building area of 23.7% in lieu of the 20% permitted.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

- November 12, 2019 - CAPITAL BUDGET & PUBLIC HEARING - Subdivision Regulations  
*(Meeting starts at 6:00 p.m. / Public Hearing starts at 7:30 p.m.)*
- November 19, 2019 - Regular Meeting (Potential Capital Budget Call-back)