

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING & PUBLIC HEARING
(Public Hearing Continued from November 28, 2017)
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, JANUARY 9, 2018

REGULAR MEETING - 6:30 P.M. / PUBLIC HEARING - 7:00 P.M

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:

- CAPITAL PROJECT CLOSEOUT RECOMMENDATION:** Pursuant to Stamford City Code Section 8-2, partial closeout is recommended on the following capital projects:

Project No.	Project Name	Closeout Amount	Funding Source
CP0086	South End Collector Road	\$2,000,000.00	Other
CP3347	Harbor Point Shuttle Bus	\$42,373.00	Grant
CP3347	Harbor Point Shuttle Bus	\$8,322.00	Other

- ILLEGAL HOUSING UNITS STATUS DATABASE:** Currently, determining how many units of housing prebuilding is a lengthy process that slows down the enforcement of the City’s zoning regulations, has potential life safety implications and limits the ability of the City to appropriately tax its residents. The proposed project would digitize all the historic building and tax information, verify the legal status of dwellings and make the information available to the Health and Fire Departments, Zoning Enforcement, and the Tax Assessor as well as every resident for swift enforcement action and equitable taxation.
- PARKING GARAGE IMPROVEMENTS:** For emergency repairs in the three (3) City-owned garages (Bell Street, Bedford Street and Summer Street Garages). These repairs include an electrical upgrade for a failing system at the Bell Street Garage and necessary surveillance equipment needed in all three (3) garages.

ZONING BOARD REFERRALS:

- ZB APPLICATION #217-17 - Text Change Article V & Section 19-3.2.e:** Special Standards for Single Family Districts: In addition to the other standards and requirements of these Regulations, all applications for special exception uses within the RA-3, RA-2, RA-1, R-20, R-10 and R-7½ single family districts shall conform to the review standards of Section 7.2-C Site Plan Review Standards for Review, and to the following additional special standards. The special standards of this section shall not however apply to Yacht Clubs (#113.5), group Day Care Home (#22), Hospital Complex (#47) or Senior Housing & Nursing Home Facility Complex (#92.1). Existing non-residential uses and nonresidential structures, established or erected prior to September 13, 1993 which do not conform to the standards of this Section 19-3.2 (e), may be continued, rehabilitated, altered, extended, expanded or changed to a new special exception use provided that required approvals are obtained and provided that existing non-conformities with the standards of this Section shall not be increased and no new non-conformities shall be created. *Notwithstanding the above, existing non-residential uses may be redeveloped as an Assisted Living Facility on sites of two (2) acres or more, where sanitary sewers are available, subject to the standards below except that the floor area ratio shall not exceed the standards of item (2) “Floor Area Ratio” by more than 0.1; and where such properties abut other non-residential uses, side yard setbacks shall satisfy the standards of item (4) “Building Setbacks” or twenty-five (25) feet, whichever is less. The R-7½ and R-10 zones shall be ineligible for these redevelopment standards.*

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #053-17 - ELM STREET DINER, LLC - 463 ELM STREET - Variance of Table IV, Appendix B:** Applicant owns an existing restaurant and would like to construct a 14 ft. x 23 ft. addition to the rear of the building for a new entry foyer from the parking lot. Applicant is requesting: (1) sideyard setbacks on each side of the building of 6.3 ft. in lieu of 12 ft. required; (2) building area of 55.3% in lieu of 30% maximum [existing building area is 52.56%]; and (3) rear yard setback of 0.0 ft. in lieu of the 20 ft. required.
2. **ZBA APPLICATION #054-17 - KAREN JEAN DOLAN - 5 PALMER STREET - Variance of Table III, Appendix B:** Applicant owns a single family residence with an existing 10½ ft. x 20 ft. deck and would like to construct a roof over said deck. Applicant is requesting: (1) a front yard setback of 21.7 ft. in lieu of the 30 ft. required and (2) a street centerline setback of 46.7 ft. in lieu of the 55 ft. required.

PUBLIC HEARING STARTS AT 7:00 P.M.

MASTER PLAN AMENDMENT:

1. **MASTER PLAN AMENDMENT #427 - ACCURATE REAL ESTATE HOLDINGS TWO, LLC; JOS, LLC; JOYCE DiCAMILO HOFFMEISTER & GLORIA DiCAMILLO SINAGUGLIA (THE “APPLICANTS”) - 12 & 18 ANNIE PLACE - Map Change (Continued from the Public Hearing held on November 28, 2017):** The Applicants are requesting an amendment to the City of Stamford Master Plan to re-designate 0 Annie Place, 12 Annie Place, 18 Annie Place, 172 West Avenue, 19 Diaz Street and 17 Diaz Street (the “Properties”) from Master Plan Category #6 (Commercial-Neighborhood) to Master Plan Category #13 (Industrial - General). The Planning Board will further discuss this application and render their final decision.

SUBDIVISION:

1. **SUBDIVISION APPLICATION #4033 - BRUNDAGE ASSOCIATES, LLC & STERLING PLACE, LLC - 88 & 94 MULBERRY STREET (Continued from the Public Hearing held on November 28, 2017):** The Applicants own contiguous parcels encompassing a total area of approximately 23,101 sq. ft. which provide the property street frontage, lot depth and total land area sufficient for the creation of one additional building lot by modifying the existing lot lines between the parcels. There are existing dwellings on the property which are to remain. The subject properties lie north of and are contiguous to Lot No. 2 that was created under Subdivision No. 4017, which was approved on January 20, 2015. Subdivision No. 4017 (also Brundage Associates, LLC) was approved with an Open Space Preserve/Conservation Easement running parallel to the westerly property line and terminating with the southerly property line of Lot No. 46A. The proposed application would create a new Open Space Preserve/Conservation Easement of 620 sq. ft. in the southwesterly corner of proposed Lot No. 2 that would essentially widen and extend the open space buffer north to the rear line of the proposed Lot 46A-R. The Planning Board will further discuss this application and render their final decision.

PLANNING BOARD MEETING MINUTES:

12/12/17

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

January 23, 2018 - Public Hearing-Capital Budget

January 30, 2018 - Public Hearing-Capital Budget (SNOW DATE)