

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, MARCH 6, 2018
6:30 P.M

CAPITAL BUDGET:

MILL RIVER PARK - EAST SIDE - PHASE II: To complete construction of Phase II of the multi-phase Mill River Restoration Project, a three-mile river estuary restoration project that will create a protected greenway along the Mill River in downtown Stamford to the mouth of Long Island Sound.

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:

1. CAPITAL PROJECT CLOSEOUT RECOMMENDATIONS:

PROJECT #	PROJECT NAME	CLOSEOUT AMOUNT	FUNDING SOURCE
CP7149	Public Safety Equipment Replacement & Upgrade	\$132,806.00	Capital Non-Recurring
C5B005	Boyle Stadium	\$146,752.42	State Grant

2. BOYLE STADIUM - PROJECT #C5B005: The City received a second historic grant of \$200,000.00 to complete Phases 1A and 2. Work started but was put on hold for two reasons: (1) FY2011/2012 CP budget cut, and (2) receipt of an Order to close the field due to conditions with lead and torn seams in turf. Based on the Order and budget availability, phases were re-prioritized. Phase 3 was completed with available funds. At this time, the City requested a grant extension (July 2012) that was not approved (December 2012), after which the grant contract expired. A partial grant closeout of \$53,247.58 was approved on August 3, 2015; the remaining \$146,752.42 is to be re-appropriated as bond funds.

Work included:

- a. Phase 1: Restoration of home and visitor side bleacher stone masonry included \$200,000 State grant. Due to unforeseen issues within stone masonry, only the visitor side was accomplished in this phase.
- b. Phase 1A: Restoration of home side bleacher stone masonry.
- c. Phase 2: Improvements to handicapped accessibility and energy efficiency.
- d. Phase 3: Turf and Track replacement.

3. FIRE APPARATUS - PROJECT #C63005: To cover Arbitration Award - Arbitrator's decision reads as follows:

"We award damages to Springdale in the amount of \$132,806.00 for the City's breach of its obligation to provide apparatus by failing to reimburse Springdale for its expenditure to replace the rescue vehicle in 2003."

4. TRIENNIAL LIST: In accordance with Section §9-4 of the City Code of Ordinances, the Director of Administration has submitted a list of real property owned and leased by the City (the Triennial List) to the Planning Board, the Board of Finance and the Board of Representatives for review with the objective of recommending future use or disposal of unused properties.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #218-08 - ST. JOHN'S TOWERS - WASHINGTON BLVD. - Text Change:** Applicant would like to amend Section 7-S-3 of the Zoning Regulations to change the minimum size of qualifying site from two (2) acres to one (1) acre for sites eligible for a premium of floor area when using permitted commercial floor area for residential development.
2. **ZB APPLICATION #218-06 - RICHARD W. REDNISS (22 1st CORP.) - SUMMER STREET, NORTH STREET & BEDFORD STREET - Text Change:** Applicant is proposing changes to Section 12 and MX-D Regulations to properties owned by Silverback Development. The properties are four (4) contiguous and integrated parcels located at 733 Summer Street, 777 Summer Street, 0 North Street and 612 Bedford Street. The combined site is approximately 2.7 acres. The owner is proposing to demolish the existing office buildings and associated parking lots to create a 376-unit apartment building with ground floor retail and associated garage parking and plaza level open space. The existing bank at 612 Bedford Street, currently occupied by Bankwell, will remain.
3. **ZB APPLICATION #218-02 - ONE ELMCROFT STAMFORD, LLC c/o BLT - ELMCROFT ROAD & DYKE LANE - Zoning Map Change:** Applicant is proposing a Zoning Map Change from M-G Zoning District to C-G Zoning District to be consistent with the building's office use.
4. **ZB APPLICATION #218-07 - PAUL SHORTT on behalf of KIND CARE, LLC - 806 EAST MAIN STREET - Special Exception:** Applicant is seeking a Special Exception in accordance with Section 7U of the Zoning Ordinance to operate a medical marijuana dispensary at 806 East Main Street if the State of Connecticut, Department of Consumer Protection grants the applicant a license. Property is located in the C-N Zone.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #005-18 - EMMANUELLA & FRANTZ LAUTURE - 10 ROLLING WOOD DRIVE - Special Exception:** Applicant owns a single-family residence which also serves as a "Family Day Care Home". Applicant is seeking to expand the day care use to a "Group Day Care Home."
2. **ZBA APPLICATION #006-18 - STANISLAW BOCHENEK - 28 FARA DRIVE - Variance of Appendix B, Table III:** Applicant owns a single-family residence and would like to add a two-story addition and relocate the existing shed to within the setback requirement. Applicant is requesting a rear setback of 26 ft. 6 in. in lieu of the 30 ft. required.

PLANNING BOARD MEETING MINUTES:

2/20/18

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

March 20, 2018

April 10, 2018