

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, MARCH 20, 2018
6:30 P.M

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #217-50 - SILBERMAN P, INC. & SAFARI STANS STAMFORD, LLC - 633 HOPE STREET - Text Change:** Applicant is seeking to amend Article II, Section 3 to add a new definition #74.25 “Pet Stores’ Including Food & Accessories” AND Appendix A, Table II, Item 146 (Pet Stores; Including food & Accessories) to add an “XR” to the M-G District.
2. **ZB APPLICATION #217-17 - RICHARD W. REDNISS (22 1st CORP.) - TWO SCOFIELDTOWN ROAD - Text Change Article V & Section 19-3.2.e(Continued from January 9, 2018):** Applicant is proposing to amend Article II, Definition 92-2 “Senior Housing and Nursing Home Facility Complex” and to amend item #42.1 “Senior Housing and Nursing Home Facility Complex (92.2)” in Appendix A, Table I by adding a Letter “B” under RA-1 and R-20 residential districts.
3. **ZB APPLICATION #218-05 - LOUIS R. CAPPELLI FAMILY LIMITED PARTNERSHIP II - 421 ATLANTIC STREET - Special Exception:** Applicant is seeking a Special Exception approval to exclude from Floor Area Calculations a fifth floor of above-grade parking in the South Tower of the approved Atlantic Street development (**ZB Application #213-44**) in accordance with the Floor Area Definition found in §3.A.39.2 of the Zoning Regulations.
4. **ZB APPLICATION #217-45 - 45 CHURCH STREET PROPERTIES, LLC - 45 CHURCH STREET - Site & Architectural Plans and/or Requested Uses & Special Exception:** Applicant is requesting approval to convert commercial space into 20 apartments. Building currently consists of 10 apartments and was approved for a Map Change (ZB Application #216-11) from C-N zone to V-C zone with the intent of a complete conversion. Applicant is also proposing to create a ground floor patio deck that will be open to the neighbors as well as the building residents.
5. **ZB APPLICATION #218-11 - CITY OF STAMFORD ZONING BOARD - 888 WASHINGTON BLVD. - Text Change:** Applicant is proposing to amend Article III, Section 4 AA of the Stamford Zoning Regulations to add a new Sub-Section 12 “Neighborhood Mixed-Use Design District (NX-D).”
6. **ZB APPLICATION #218-12 - CITY OF STAMFORD ZONING BOARD - 888 WASHINGTON BLVD. - Map Change:** Applicant is proposing a Zoning Map change from RM-F, R-5, R-6 & M-L to NX-D (Neighborhood Mixed-Use Design) District.

MEDICAL MARIJUANA DISPENSARIES:

1. **ZB APPLICATION #218-10 - PAUL CAPPIALI, RANDY CARAVELLA & HARBOR WELLNESS, LLC - 1039 EAST MAIN STREET - Special Exception:** Applicant is seeking a Special Exception to operate a Medical Marijuana Dispensary at 1039 East Main Street. Property is located in the C-N Zone.
2. **ZB APPLICATION #218-13 - ALTERNATE WELLNESS CENTER LLC - 75 RESEARCH DRIVE - Special Exception:** Applicant is seeking a Special Exception to operate a Medical Marijuana Dispensary at 75 Research Drive. Property is located in the M-L Zone.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #011-18-RYAN ANNE I REVOCABLE TRUST c/o MICHELLE HUBBARD - 0 SHIPPAN AVENUE - Variance of Table B, Appendix B:** Applicant owns this vacant lot and would like to construct a new single family dwelling to be 2 ½ stories with an attached one-car garage and wood deck. Applicant is requesting: (1) 12 ft. street line setback in lieu of the 30 ft. minimum required; (2) 37 ft. street center setback in lieu of the 55 ft. minimum required; (3) 12 ft. front setback on Lanark Street side in lieu of 30 ft. required; and (4) 37 ft. center street line in lieu of the 55 ft. required.
2. **ZBA APPLICATION #010-18 - 63 VICTORY, LLC - 63 VICTORY STREET - Variance of Section 10A:** Applicant is seeking to expand a legal non-conforming use; & **Table III, Appendix B:** Applicant is requesting (1) a rear yard setback of 8.5 ft. in lieu of the 30 ft. required and (2) lot coverage of 42.2% in lieu of the 25% required.
3. **ZBA APPLICATION #009-18 - FRANKLIN J. RUDD REVOCABLE TRUST - 111 WEST HILL ROAD - Variance of Section 4-AA-1.5 & Table III, Appendix A:** Applicant owns a single-family home with a pool and pavilion and would like to remove the existing non-confirming detached garage and replace with a new attached garage with additional living space above. Applicant is requesting a rear yard setback of 6.3 ft. in lieu of the 60 ft. required.
4. **ZBA APPLICATION #008-18 - TEMPLE SINAI, INC. - 458 LAKESIDE DRIVE - Special Exception:** Applicant would like to enclose an open courtyard with an area of 30 ft. 2 in. x 20 ft. 9 in. for a total of 647 sq. ft. to be used as a chapel.

PLANNING BOARD MEETING MINUTES:

03/06/18

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

04/10/18

04/17/18