

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, APRIL 10, 2018

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

MEDICAL MARIJUANA DISPENSARIES:

1. **ZB APPLICATION #218-18 - ARROW ALTERNATIVE CARE #3, INC. - 806 EAST MAIN STREET - Special Exception:** Applicant is seeking a Special Exception to operate a Medical Marijuana Dispensary at 806 East Main Street, located in the Clark's Hill Shopping Plaza. The proposed site is a single, corner unit totaling 4,773 sq. ft. The property is located in the C-N Zone.
2. **ZB APPLICATION #218-20 - POLARIS ALTERNATIVE CARE - 806 EAST MAIN STREET - Special Exception:** Applicant is seeking a Special Exception to operate a Medical Marijuana Dispensary at 806 East Main Street, located in the Clark's Hill Shopping Plaza. The proposed site is a single, corner unit totaling 4,773 sq. ft. The property is located in the C-N Zone.
3. **ZB APPLICATION #218-22 - DR. JACK YEUNG on behalf of NEW ENGLAND ADVANCED THERAPEUTICS, LLC - 806 EAST MAIN STREET - Special Exception:** Applicant is seeking a Special Exception to operate a Medical Marijuana Dispensary at 806 East Main Street, located in the Clark's Hill Shopping Plaza. The proposed site is a single, corner unit totaling 4,773 sq. ft. The property is located in the C-N Zone.

PUBLIC HEARING BEGINS AT 7:00 P.M.

MASTER PLAN AMENDMENT:

1. **MASTER PLAN AMENDMENT NO. 429 - URSTADT BIDDLE PROPERTIES, INC. c/o REDNISS & MEAD - 1101 HIGH RIDGE ROAD:** Applicant recently purchased the High Ridge Center property which includes Trader Joe's, Chase Bank and an abutting single-family property. The first priority in improving the center is to make the parking and circulation at Trader Joe's function better. To facilitate this process, the applicant is requesting a Map Change to the existing Master Plan. Much of the site is in Master Plan Category #7 (Commercial-Arterial) with a small percentage of the parking area in Master Plan Category #2 (Residential - Low Density Single-Family). The applicant is requesting to unify the properties under Master Plan Category #7 which will "provide for and protect business-oriented development" while leaving a 50' wide "buffer" of Master Plan Category #2 along the frontage of Turn of River Road.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #218-16 - URSTADT BIDDLE PROPERTIES, INC. c/o REDNISS & MEAD - 1101 HIGH RIDGE ROAD - Map Change:** Companion application to MP #429, applicant recently purchased the High Ridge Center property which includes Trader Joe's, Chase Bank and an abutting single-family property. The first priority in improving the center is to make the parking and circulation at Trader Joe's function better. To facilitate this process, the applicant is requesting a Map Change to the existing Zoning Map. Much of the site is in C-N (Neighborhood- Business) with a small percentage of the parking area in R-10 (Single-Family Residence). The applicant is requesting to unify the properties under the C-N zone which will "provide for and protect business-oriented development", while leaving a 50' wide "buffer" of R-10 along the frontage of Turn of River Road. The application is accompanied by a Site Plan application (ZB #218-17) not technically referred to the Planning Board but available to aid the discussion.

PRESENTATION TO THE BOARD (For Discussion Purposes Only):

1. **ZB APPLICATION #218-03 - THE STRANDBRC GROUP, LLC & WALTER WHEELER DRIVE SPEC, LLC c/o BLT - HARBOR POINT (BLOCKS P1/P2) - PACIFIC STREET EXTENTION - Site & Architectural Plans and/or Requested Used & Coastal Site Plan Review:** Applicant is seeking approval to construct two (2) residential towers with a total of 435 units within the Harbor Point GDP.
2. **ZB APPLICATION #218-04 - THE STRAND/BRC GROUP, LLC & WALTER WHEELER DRIVE SPE, LLC c/o BLT - HARBOR POINT (BLOCKS P1/P2) - PACIFIC STREET EXTENTION - Special Exception:** Applicant is seeking approval to allow the BMR requirement to be satisfied by a fee-in-lieu payment pursuant to Section 7.4(d) of the Zoning Regulations.

PLANNING BOARD MEETING MINUTES:

3/20/18

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

April 17, 2018

May 1, 2018