

**AGENDA**  
**(REVISED MAY 8, 2018)**  
**STAMFORD PLANNING BOARD**  
**REGULAR MEETING**  
**GOVERNMENT CENTER - 4TH FLOOR CAFETERIA**  
**888 WASHINGTON BLVD., STAMFORD, CT**  
**TUESDAY, MAY 8, 2018**  
**6:30 P.M**

**REQUEST FOR AUTHORIZATION**

**SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:**

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

<b>Project No.</b>	<b>Project Name</b>	<b>Closeout Amount</b>	<b>Funding Source</b>
CP3680	SM&NC Main Building Renovation	\$108,453.26	City Bonds
CP7150	Brennan Golf Course	\$70,918.24	Bond (EG Brennan)
CP7209	EID (Energy Improvement Project)*	\$300,000.00	Capital Non Recurring

**\* PROJECT #CP7209 HAS BEEN WITHDRAWN AT THE REQUEST OF THE OFFICE OF POLICY & MANAGEMENT.**

- 2. STAMFORD MUSEUM & NATURE CENTER - MULTI-USE BUILDING CONSTRUCTION - PROJECT #C43034:** This continues capital support for SM&NC Environmental Education Farmhouse construction scope of work. Recommendation from 2010 Master Plan includes infrastructure improvements and development of a multi-use farmhouse building on Heckscher Farm. Redesign of the north parking lot, two (2) new pastures, perimeter fencing, and site entry and security improvements will bring greater parking capacity and safety improvements for visitors. Relocation of Maple Sugar/Cidering House will bring greater mission-driven capacity, community service and safety.
- 3. E.G. BRENNAN GOLF COURSE - GOLF COURSE RENOVATIONS & IMPROVEMENTS - PROJECT #CP0054:** Renovations, reconstruction and improvements to upgrade the facilities, utilities and the course in general.
- 4. WEST BEACH COASTAL ENGINEERING - PROJECT #TBD:** Appropriation of State grant funds for design and engineering of improvements to the West Beach boat ramp and channel. The \$120,000.00 Small Harbor Improvement Projects Program (SHIPP) grant from the Connecticut Port Authority will pay for coastal engineering services associated with the West Beach boat ramp and channel improvements, including design, permitting, and cost estimates.

**PRESENTATION TO AND DISCUSSION WITH THE PLANNING BOARD:**

- 1. SOUTH END NEIGHBORHOOD PRESERVATION PLAN:** Ellen Neises, Principal of Collective for Community, Culture and Environment; will make a presentation and lead discussion on the South End Neighborhood Study draft report.
- 2. BMR PRESENTATION:** BMR presentation and discussion lead by Norman Cole, AICP; former Land Use Bureau Chief.

**ZONING BOARD REFERRALS:**

- 1. ZB APPLICATION #218-14 - RICHARD REDNISS (22 1st CORP.) REPRESENTING 614 SHIPPAN ASSOCIATES, LLC - Text Change:** Applicant is seeking to amend the paragraph of Article IV Section 10H titled "Non-Conforming Uses."

2. **ZB APPLICATION #218-15 - 614 SHIPPAN ASSOCIATES, LLC - 614 SHIPPAN AVENUE - Site & Architectural Plans and/or Requested Uses, Special Exception & Coastal Site Plan Review:** Applicant is proposing to convert the existing commercial building to a 28-unit apartment building along with façade and site landscaping improvements. The applicant will utilize the existing parking area and basement loading area to satisfy the required off-street parking. Property is located within the C-N Zone.
3. **ZB APPLICATION #218-25 - CITY OF STAMFORD ZONING BOARD - 888 WASHINGTON BLVD. - Text Change:** The Land Use Bureau (the “Applicant”) is proposing an amendment to the Village Commercial District (V-C) Article III Section 4-11.
4. **ZB APPLICATION #218-11 - CITY OF STAMFORD ZONING BOARD - 888 WASHINGTON BLVD. - Text Change (*Continued from March 20, 2018*):** The Land Use Bureau (the “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).”
5. **ZB APPLICATION #218-12 - CITY OF STAMFORD ZONING BOARD - 888 WASHINGTON BLVD. - Map Change:** The Land Use Bureau (the “Applicant”) is proposing a Zoning Map change from RM-F, R-5, R-6 & M-L to NX-D (Neighborhood Mixed-Use Design) District.

**PLANNING BOARD MEETING MINUTES:**

4/10/18 & 4/17/18

**OLD BUSINESS:**

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

May 22, 2018 [***NOTE: Meeting will be held in the 6th Floor Safety Training Room***]:

- Public Hearing - Master Plan Amendment #429 (Continued from April 10, 2018) Requested by applicant to be moved to June 5 from May 22.
- ZB Application #218-04 - The Strand/BRC Group, LLC & Walter Wheeler Drive SPE, LLC c/o BLT-Harbor Point (Blocks P1/P2)-Pacific Street Extension - Special Exception [TENTATIVE]
- ZBA Referrals

June 5, 2018

- Medical Marijuana Dispensaries
- Other items