

AGENDA
STAMFORD PLANNING BOARD
PUBLIC HEARING & REGULAR MEETING
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, AUGUST 28, 2018

Regular Meeting - 6:30 p.m. / Public Hearing - 7:00 p.m.

ELECTION OF OFFICERS:

- Secretary

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #218-37 & #218-38 - 583 PACIFIC CH, LLC - 583 PACIFIC STREET - Text Change, Special Exception, Site & Architectural Plans and/or Requested Uses and Coastal Site Plan Review:** Applicant is the owner of the property which is 22,167 sq. ft. and located in the R-MF Zone. Applicant is seeking to amend Article III, Section 7.3 (D.2) and Section 7.3 (D.3). Applicant is also seeking to develop the property and is proposing to maintain the original two (2) story portion of the existing building and replace the one (1) story annex and legally nonconforming surface parking area with a four (4) story addition and a conforming surface parking area along with site landscaping improvements.
2. **ZB APPLICATION #218-27 - 36 ATLANTIC STREET, LLC - 36 ATLANTIC STREET - Special Exception and Site & Architectural Plans and/or Requested Uses:** Applicant is proposing to convert the second (2nd) floor, complete the third (3rd) floor and construct a fourth (4th) floor to create a total of seventeen (17) dwelling units.

MEDICAL MARIJUANA:

1. **ZB APPLICATION #218-28 - MCP WELLNESS, LLC - 58 LARGO DRIVE (a.k.a. 911 HOPE STREET) - Special Exception:** Applicant is seeking a Special Exception to operate a Medical Marijuana Dispensary at 58 Largo Drive (a.k.a. 911 Hope Street). Property is located within the M-G Zone.

PUBLIC HEARING BEGINS AT 7:00 P.M.

SUBDIVISION:

1. **SUBDIVISION #4034 - BRUNDAGE ASSOCIATES, LLC & STERLING PLACE, LLC - 88 & 94 MULBERRY STREET:** Applicants own a parcel of land encompassing a total area of approximately 23,101 sq. ft. located on the southerly side of Mulberry Street at the southeast corner of the intersection of Mulberry Street, Brundage Street and Roxbury Road and is in the R-7½ Zoning District. Applicants are proposing to develop the property and resubdivide the existing two (2) parcels into three (3) lots, maintain the two (2) existing dwellings and construct a new single-family dwelling on the new building lot. Also included will be the installation of various underground utilities and the construction of a stormwater drainage system. The address of the new dwelling will be 50 Brundage Street.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #028-18 - RAMON MARTINS - 33 MOHEGAN AVENUE - Variance of Table III, Appendix B (Tabled from August 7, 2018):** Applicant owns a one (1) story single-family residence where an existing shed and finished basement have been removed. Applicant is seeking to construct a second story addition over the existing footprint (23 ft. 8 in. x 33 ft. 8 in.); extend the chimney above the second story as per the Building Code and extend the front porch across the entire front of the house into the side yard and construct the second story porch over the first story. Applicant is requesting: (1) rear yard setback of 17.9 ft. in lieu of the 30 ft. required; (2) side yard setback of 3.8 ft. in lieu of the 6 ft. required to allow the second story addition and first & second story front porch additions; and (3) side yard setback of 1.7 ft. in lieu of 6 ft. to the chimney (Section 7d of Zoning Code to allow chimney).

2. **ZBA APPLICATION #031-18 - ANTONIA & GIOVANNA CORRENTE - 10 ORCHARD STREET - Motor Vehicle:** Applicant owns and operates Pro Finish Auto, LLC which is a 2,098 sq. ft. one-story industrial building that is presently used as a service garage. Applicant is requesting a modification of the February 29, 1996 Zoning Board of Appeals approval by removing Condition Nos. 3, 6 & 8 for a Motor Vehicle General Repairer's Permit.
3. **ZBA APPLICATION #033-18 - ST. FRANCES EPISCOPAL CHURCH - 2810 LONG RIDGE ROAD - Special Exception:** Applicant owns and operates St. Frances Episcopal Church which has facilities for a school that is currently vacant. *A Place Like Home* would like to lease the vacant school from the Church. There will not be any construction and the linear and area dimensions will remain the same. *A Place Like Home* will operate as a Day Care Center for children ages 6 weeks to 5-years-old.
4. **ZBA APPLICATION #035-18 - ANYA KISHINEVSKY - 80 DAVENPORT DRIVE - Variance of Table III, Appendix B:** Applicant owns a single-family, one-story Cape-style dwelling. Applicant would like to elevate the existing one-story dwelling above the flood zone and also add a second floor addition and a new garage. Applicant is requesting: (1) a side yard setback of 10.7 ft. in lieu of the 15 ft. required; and (2) a combined side yard setback of 25.7 ft. in lieu of the 35 ft. required.
5. **ZBA APPLICATION #034-18 - ANTHONY MECONIATES - 71 WYNDOVER LANE - Special Exception:** Applicant owns a single-family dwelling with a shed for storage. Applicant would like to construct a new detached garage (30 ft. x 58 ft.) to store cars, motorcycles and electric go-karts. Applicant is requesting a Special Exception to allow a 19 ft. height for the detached accessory building in the rear yard by increasing the setback to 9 ft. in lieu of the 5 ft. maximum; pursuant to the guideline set forth in Section 6.0. Additional height requested is to allow for the installation of a car lift to store cars.
6. **ZBA APPLICATION #032-18 - JENNIFER McMONAGLE - 15 RALPH STREET - Variance of Table III, Appendix B:** Applicant owns an existing single-family dwelling with a chimney on the west side which is over the street line and street center setback. Applicant is requesting: (1) a street line of 37.2 ft. in lieu of the 40 ft. minimum allowed; and (2) a street center setback of 62.2 ft. in lieu of the 65 ft. minimum allowed.

PLANNING BOARD DISCUSSION:

South End Neighborhood Study.

PLANNING BOARD MEETING MINUTES:

8/07/18

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meeting is:

September 17, 2018 (Monday) - SPECIAL MEETING IF NEEDED-Board of Finance Conference Room

September 25, 2018