

**AGENDA**  
**(REVISED SEPTEMBER 25, 2018)**  
**STAMFORD PLANNING BOARD**  
**REGULAR MEETING**  
**GOVERNMENT CENTER - 4TH FLOOR CAFETERIA**  
**888 WASHINGTON BLVD., STAMFORD, CT**  
**TUESDAY, SEPTEMBER 25, 2018**  
**6:30 P.M**

---

---

**PLANNING BOARD DISCUSSION:**

**SOUTH END NEIGHBORHOOD STUDY:** Presentation by the Study Consultant; Collective for Community, Culture, and Environment; followed by Planning Board discussion.

**MEDICAL MARIJUANA:**

**ZB APPLICATION #218-46 - PLANT BASED THERAPY, LLC - 58 LARGO DRIVE (a.k.a. 911 HOPE STREET) - Special Exception:** Applicant, Plant Based Therapy, LLC, is seeking a Special Exception to operate a Medical Marijuana Dispensary at 58 Largo Drive (a.k.a. 911 Hope Street). This is the second application for this site. Property is located within the M-G Zone.

**ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #218-45 - RICHARD W. REDNISS (22 1ST CORP.) - 201 HIGH RIDGE ROAD - Text Change:** To amend Article III, Section 9-BBB (C-D Designed Commercial District) to allow Assisted Living, Senior Housing and Nursing Home facility complex and additional modifications to certain standards of the C-D District regulations. Text Change to further the stated Master Plan objectives of encouraging redevelopment of office parks in the C-D (Designed Commercial) District for mixed use, as well as creating diverse housing opportunities and services for seniors. Proposed changes include modifying the C-D regulations to allow Assisted Living and Senior Housing and Nursing Home Facility Complex as Special Exception uses in the zone, as well as modifications to certain standards of the C-D zone relating to subdivision of C-D zoned land, impervious coverage, height, and yard requirements.
2. **ZB APPLICATION #218-25 - CITY OF STAMFORD - ZONING BOARD - 888 WASHINGTON BLVD. - Text Change:** Applicant is proposing an amendment to the Village Commercial District (V-C) Article III, Section 4-11.

**ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #041-18 - 582 NEWFIELD, LLC c/o BILL WOLF PETROLEUM CORP. - 582 NEWFIELD AVNEUE - Variances as listed below and Special Exception:** Applicant owns an existing legal nonconforming gasoline station with a small convenience store, three (3) repair bays and two (2) fuel pumps with canopy. Applicant is proposing to continue the use as a nonconforming gasoline station but reducing the size of the existing structure and converting the remaining space into additional convenience store area. In addition, applicant would like to remove and replace the existing fuel pumps and canopy with three (3) new fuel pumps and canopy. Applicant is requesting the following variances:
  - **Section 10(A):** Alternation/Extension/Expansion of a nonconforming use to replace existing automotive repair bays with a convenience store.
  - **Section 11(C)(1):** Variance to allow a convenience store at a gasoline station in a residential district.
  - **Section 11(C)(1):** Special Exception permit for a convenience store at a gasoline station.
  - **Section 10(A):** Alteration/Extension/Expansion of a nonconforming use to replace and realign existing two (2) fuel pumps with three (3) fuel pumps.
  - **Table III, Appendix B:** Setback variance to permit canopy overhang (accessory structure) at 21.25 ft. in required front yard of 25 ft. from street lot line.

- Section 6-1(D): Height variance to permit canopy height of 18 ft. in lieu of the 15 ft. maximum height allowed for accessory structures.
  - Section 13(E)(1): Variance for signage location on canopy in residential district.
  - Section 13(E): Variance for illuminated signage on canopy in residential district.
  - Section 13(E): Variances for maximum area, height and setbacks for canopy signage in a residential district as per proposed signage plan (SN-1).
2. **ZBA APPLICATION #039-18 - DISCOVERY PRACTICE MANAGEMENT, INC. - 929 NEWFIELD AVENUE - Special Exception:** Domus Kids, Inc. owns the premises currently occupied by Domus Foundation pursuant to a Special Exception (ZBA #045-10) as a home to treat abused, neglected or abandoned young men. The applicant, Discovery Practice Management, Inc., is seeking to modify the existing approved Special Exception to permit the operation of a home to treat male and female adolescents who suffer from a variety of mental health issues. The prior approval (Domus) permitted the operation of a home for abused, neglected or abandoned young men. Prior to Domus, these premises was also the approved location by Special Exception (ZBA #102-87) as a home for convalescing alcoholics or drug addicts and was commonly referred to as the Meriden House.
  3. **ZBA APPLICATION #036-18 - DEAN G. RUSSELL, JR. - 264 CEDAR HEIGHTS ROAD - Variance of Table III, Appendix B:** Applicant owns a single family residence and is proposing to construct a 13 ft. 9 in. x 34 ft. ½ in. garage addition for the storage of a classic car. Applicant is requesting: (1) a street line setback of 31.5 ft. in lieu of the 40 ft. minimum allowed and (2) a street center line setback of 56.5 ft. in lieu of the 65 ft. minimum allowed.
  4. **ZBA APPLICATION #037-18 - MATTHEW GIANNATTASIO - 939 HIGH RIDGE ROAD (a.k.a. 28 TURN OF RIVER ROAD) - Motor Vehicle:** Applicant owns and operates a gas station and convenience store which previously had two (2) working automobile repair bays that the applicant abandoned several years ago. Applicant is seeking to reinstate the Motor Vehicle Repair use in order to resume automobile repairs at this location.
  5. **ZBA APPLICATION #038-18 - 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 2½ stories tall with an attached one (1) car garage and wood deck. Applicant is requesting: (1) a street line setback of 18 ft. in lieu of the 30 ft. minimum allowed; and (2) a street center setback of 43 ft. (Lanark Road - North) in lieu of the 55 ft. minimum allowed.
  6. **ZBA APPLICATION #040-18 - ALLISON ALLEN - 10 FARMS ROAD - Variance of Table III, Appendix B:** Applicant owns a single family residence with two (2) sheds and a pump house and is proposing to add a 2nd floor over half of the existing dwelling. Applicant is requesting: (1) a front yard setback of 11.1 ft. in lieu of 60 ft. required; and (2) a front street centerline setback of 21 ft. in lieu of 85 ft. required.

**PLANNING BOARD MEETING MINUTES:**

8/28/18

**OLD BUSINESS:**

**NEW BUSINESS:**

Next regularly scheduled Planning Board meeting is:  
October 16, 2018 - Capital Budget Begins