

AGENDA  
STAMFORD PLANNING BOARD  
CAPITAL BUDGET & PUBLIC HEARING  
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA  
888 WASHINGTON BLVD., STAMFORD, CT  
TUESDAY, NOVEMBER 13, 2018

*6:00 p.m. - Capital Budget / 7:00 p.m. - Public Hearing*

---

**CAPITAL BUDGET:**

1. Capital Budget Deliberations
2. Potential Capital Budget Requests

**PUBLIC HEARING STARTS AT 7:00 P.M.**

**MASTER PLAN AMENDMENT:**

1. **MASTER PLAN AMENDMENT #430 - GAS SUMMER STREET, LLC - 2770 SUMMER STREET - Map Change:** Applicant is proposing to change the Master Plan designation to the rear portions of the properties commonly known as 2768 Summer Street; 2900 Summer Street and 2950 Summer Street from Master Plan Category #3 (Residential - Low Density Multifamily) to Master Plan Category #7 (Commercial - Arterial). The proposed change will result in the Master Plan designation being consistent throughout the entire properties currently being used for commercial purposes.

**ZONING BOARD REFERRALS (COMPANION APPLICATIONS TO MP-430):**

*The following two (2) Zoning Board Applications will be heard only if the Planning Board approves Master Plan Amendment #MP-430.*

1. **ZB APPLICATION #218-41 - GAS SUMMER STREET, LLC - 2770 SUMMER STREET - Map Change:** Applicant is seeking a Map Change from Zoning District R-5 to C-L Zoning District.
2. **ZB APPLICATION #218-42 - GAS SUMMER STREET, LLC - 2770 SUMMER STREET - Site & Architectural Plans and/or Requested Uses:** Applicant is proposing to construct a 115 ft. x 40 ft. warehouse.

**ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #218-51 - SUMMER STREET PROPERTY, LLC AND CARRIE ANN BERMAN - 733 & 777 SUMMER STREET; 0 NORTH STREET & 612 BEDFORD STREET - Site & Architectural Plans and/or Requested Uses; General Development Plan and Special Exception:** Applicant is proposing to redevelop the existing office buildings to a 376-unit residential building with ground floor retail and associated amenities. The combined parcels, excluding a portion of 612 Bedford Street to remain on a separate lot, are approximately 2.45 acres of land. The remaining ±13,000 sq. ft. of the Bedford Street property, including the existing bank building, will remain.

2. **ZB APPLICATION #218-55 - HRC 201 II, LLC (OWNER) & NATIONAL DEVELOPMENT (CONTRACT PURCHASER) - 201 HIGH RIDGE ROAD - Site & Architectural Plans and/or Requested Uses and Special Exception:** ND Acquisitions, LLC (Contractor purchaser of the northerly 10 acres of the site) and HRC 201 II (Owner) (collectively, the “Applicants”) are planning to demolish and redevelop existing office space to create new senior living opportunities in Stamford at 201 High Ridge Road (the “Property”). The overall site consists of ±16.5 acres located on the easterly side of High Ridge Road. The Property lies in the Master Plan Category #8 (Mixed Use - Campus) and the C-D (Designated Commercial) Zoning District. It is currently improved with a ±200,000 sq. ft. office building originally and partially constructed in 1978 to serve as the Waldenbooks corporate headquarters. Additions were later made in 1988 to create the total building area that exists today.
  
3. **ZB APPLICATION #218-50 - LOUIS R. CAPPELLI FAMILY LIMITED PARTNERSHIP II - 421 ATLANTIC STREET - Special Exception:** Applicant is seeking a Special Exception for the exclusion of the Post Office Building from FAR calculations per Section 7.3 and Shared Parking per Section 12.D.9.f to allow a day care, fitness center and shared office space.
  
4. **ZB APPLICATION #218-56 - STAMFORD ZONING BOARD - 888 WASHINGTON BLVD. - Map Change:** The Stamford Zoning Board has filed an application to amend the City of Stamford Zoning Map. The proposal would change three properties on Victory Street, including 63 Victory Street and two (2) properties listed at 0 Victory Street currently located in the R-6 Zone, to the NX-D Zoning District.
  
5. **ZB APPLICATION #218-57 - STAMFORD ZONING BOARD - 888 WASHINGTON BLVD. - Map Change:** The Stamford Zoning Board has filed an application to amend the City of Stamford Zoning Map. The proposal would change the zoning for the properties currently located in the CC-S Zoning District to the CC-N Zoning District. The rezoning will consolidate the two (2) Downtown Districts into a single Zoning District. The subject properties include 201 Tresser Boulevard, 0 Tresser Boulevard, 243 Tresser Boulevard, 263/283 Tresser Boulevard and 0 North State Street.
  
6. **ZB APPLICATION #218-58 - STAMFORD ZONING BOARD - 888 WASHINGTON BLVD. - Text Change:** Applicant is proposing to amend Article II - Section 3 (Definitions) of the Zoning Regulations of the City of Stamford by adding Definition #29.8 - Drive-through, Drive-thru and removing Definition #85.2 - Restaurant, Drive-in. The proposal will also remove Use #159.2 - Restaurant, Drive-in from Table II, Appendix A.

**MEDICAL MARIJUANA:**

1. **ZB APPLICATION #218-54 - CHI, LLC - 458 WEST MAIN STREET - Special Exception:** Applicant is seeking a Special Exception to operate a Medical Marijuana Dispensary at 458 West Main Street. Property is located within the C-L Zone.

**ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #046-18 - SAVINGS BANK OF DANBURY - 2586 SUMMER STREET - Various Variance Requests:** Applicant occupies a 2,546 sq. ft. building on the premises which serves as the only Stamford branch of the Savings Bank of Danbury and its affiliate Stamford Mortgage Company. The applicant is proposing to add a second story on the same footprint for employer and storage uses and is seeking the following variances:

- a. Table IV, Appendix B: to allow a front yard setback of 8.5 ft. in lieu of the 10 ft. required.
- b. Section 7(c)(i): to allow an eave to extend 7.7 ft. into the front yard setback in lieu of the 8.5 ft. required.
- c. Section 12C: to allow a parking setback of 3.3 ft. in lieu of the 10 ft. required from a street line.
- d. Section 12D(9): to allow twelve (12) parking spaces in lieu of the 16 parking spaces required.
- e. Section 2A: to allow the applicant the ability to located two (2) vehicle parking spaces in that portion of the parcel located in the R-6 Zone.
- f. Section 13D(i): to allow the erection of a sign 2.3 ft. (2' 4") from the intersection of two (2) streets in lieu of the 15 ft. required from an intersection of two (2) street lines.

**PLANNING BOARD MEETING MINUTES:**

10/30/18

**OLD BUSINESS:**

**NEW BUSINESS:**

Next regularly scheduled Planning Board meeting is:

November 27, 2018 - Public Hearing