

**AGENDA**  
**STAMFORD PLANNING BOARD**  
**REGULAR MEETING & PUBLIC HEARING**  
**GOVERNMENT CENTER - 4TH FLOOR CAFETERIA**  
**888 WASHINGTON BLVD., STAMFORD, CT**  
**TUESDAY, NOVEMBER 27, 2018**

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

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**ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #218-59 - STAMFORD MEDIA VILLAGE, LLC - 390 LUDLOW STREET (a.k.a. 860 CANAL STREET) - Text Change:** Applicant is seeking to amend the City of Stamford Zoning Regulations, Article III (District and District Regulations), Section 4-AA-10 (District Regulations, Coastal Water Dependent District) by adding a new "Section 10.9: Redevelopment of Nonconforming Sites, Subparagraphs a - g" to govern the redevelopment of an existing parcel or group of parcels that may or may not conform to the standards of Section 4-AA-10.3 or 10.5 subject to Special Exception approval by the Zoning Board.
2. **ZB APPLICATION #218-60 - STAMFORD MEDIA VILLAGE, LLC and CANAL STREET PARTNERS, LLC - 390 LUDLOW STREET (a.k.a. 860 CANAL STREET), 700 CANAL STREET and 850 CANAL STREET - Site & Architectural Plans and/or Requested Uses, Special Exception and Coastal Site Plan Review:** Applicant is seeking an allowance of the adaptive reuse and redevelopment of the existing building at 390 Ludlow Street (a.k.a. 860 Canal Street) with a total area of ±129,067 sq. ft. of mixed commercial uses, five (5) stories and ±75 ft. in height and the construction of a new five (5) story parking garage containing 405 parking spaces to support the 860 Canal Street building and existing commercial buildings on 700 and 850 Canal Streets. The development will include associated site improvements including modification of at grade parking areas on 700, 850 and 860 Canal Streets, a 15-slip marina and restoration of the public access walkway along the Stamford Harbor.
3. **ZB APPLICATION #218-56 - STAMFORD ZONING BOARD - 888 WASHINGTON BLVD. - Map Change (TABLED from November 13, 2018):** 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.

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

**MASTER PLAN AMENDMENT:**

1. **MASTER PLAN AMENDMENT #432 - STRAND/BRC GROUP, LLC; 5-9 WOODLAND AVENUE, LLC; WOODLAND PACIFIC, LLC and WALTER WHEELER DRIVE SPE, LLC - 707 PACIFIC STREET; 5, 9, 17, 21, 23, 25, 29, 39 & 41 WOODLAND AVENUE; 796 ATLANTIC STREET and PARCELS C1 & C2 IN THE HARBOR POINT PLANNED COMMUNITY - Map Change:** Applicant is proposing to change the Master Plan designation of certain parcels from Master Plan Category #4 (Residential - Medium Density Multifamily); Master Plan Category #6 (Commercial - Neighborhood Business) and Master Plan Category #9 (Urban Mixed-Use) to Master Plan Category #5 (Residential - High Density Multifamily) and Master Plan Category #9 (Urban Mixed-Use).
2. **MASTER PLAN AMENDMENT #433 - STAMFORD PLANNING BOARD - 701 & 705 PACIFIC STREET; 13 & 43 WOODLAND AVENUE; 0, 784 & 804 ATLANTIC STREET and 12, 18 & 20 WALTER WHEELER DRIVE - Map Change:** The Stamford Planning Board is proposing to amend the City of Stamford Master Plan Map to change a portion of properties currently located in Category #4 (Residential - Medium Density Multifamily), Master Plan Category #6 (Commercial - Neighborhood) and Master Plan Category #9 (Urban Mixed-Use) to Master Plan Category #5 (Residential - Medium Density Multifamily) and Master Plan Category #9 (Urban Mixed-Use).

*The following two (2) Zoning Board Applications will be heard only if the Planning Board approves Master Plan Amendment #MP-432 and/or #MP-433.*

**ZONING BOARD REFERRALS (Con't):**

4. **ZB APPLICATION #217-22 (MODIFIED) - WOODLAND PACIFIC, LLC & WALTER WHEELER DRIVE SPE, LLC - 679, 691, 693, 707 PACIFIC STREET; 17, 21, 23, 25, 29, 39, 41, 42 WOODLAND AVENUE; 796 ATLANTIC STREET - Text Amendment:** Applicant is seeking to amend Article III (Districts & District Regulations), Section 4-AA of the Stamford Zoning Regulations to add a new Subsection 15 RH-D (Multiple Family District, High Density).
5. **ZB APPLICATION #217-23 (MODIFIED) - THE STRAND/BRC GROUP, LLC; 5-9 WOODLAND AVENUE, LLC; WOODLAND PACIFIC, LLC AND WALTER WHEELER DRIVE SPE, LLC - 707 PACIFIC STREET; 5-9, 17, 21, 23, 25, 29, 39, 41 WOODLAND AVENUE; 796 ATLANTIC STREET; PORTIONS OF C1 & C2 IN THE HARBOR POINT PLANNED COMMUNITY - Map Change:** Applicant is seeking a Map Change from present Zoning Districts M-G (General - Industrial), R-MF (Multiple Family Residence Design District), C-B (Community Business District) & SRD-S (South End Redevelopment District, South) to proposed Zoning Districts RH-D (Residential - High Density) and SRD-S (South End Redevelopment District, South).

**ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #049-18 - DIAMOND MOTORS & TIRES, LLC - 78 MAGEE AVENUE - Motor Vehicle:** Applicant operates an automobile repair shop in a one-story building on the property. Applicant is seeking certification of location approval in accordance with §19(1.3)(b) to lease part of the existing automobile repair shop to another automobile repair business.
2. **ZBA APPLICATION #050-18 - RDS ENTERPRISES VII, LP - 420 FAIRFIELD AVENUE - Motor Vehicle:** The property currently has industrial structures which are home to a wood-working shop, a car storage area, a car repair shop and a church. The space the applicant seeks to occupy is presently vacant and was most recently occupied by an auto parts retail and repair shop. The applicant seeks to operate an Automobile Sales Agency within a ±5,871 sq. ft. portion of the structure fronting on Fairfield Avenue. The Sales Agency will be for a Lamborghini dealership and will include a small vehicle display area, two (2) service bays, a parts storage area [only accessible to Sales Agency employees] and a small office space for employee use. The applicant plans to utilize the premises on a limited basis for approximately twelve (12) months, specifically to take delivery of vehicles already sold to customers in Connecticut, and prepare said vehicles for delivery. Over the course of the aforementioned twelve (12) month period, the applicant anticipates taking delivery of not more than six (6) to eight (8) vehicles. The applicant anticipates a maximum of two (2) employees working in the Sales Agency.
3. **ZBA APPLICATION #052-18 - CAROLYN MUESSLE - 202 JUNE ROAD - Variance of Section 6A (Accessory Buildings):** Applicant owns a two-story residence with a two-car detached garage, wood shed and a pool. Applicant would like to install a 22kw generator (48.5 in. wide x 30 in. tall x 26 in. deep) using the existing propane tank to fuel. Applicant is requesting: [1] a variance to allow an accessory structure in the front yard; [2] to allow four (4) AC condensers and a 5 ft. x 11 ft. wood shed to remain in the front yard; [3] a front street setback of 38 ft. in lieu of 60 ft. and [4] street centerline setback of 65 ft. in lieu of 85 ft.

4. **ZBA APPLICATION #051-18 - LOUIS EVENO - 45 LEONARD STREET - Variance of Section 6A (Accessory Buildings)**: Applicant owns an existing 2½ story single-family residence with patio, pool and the foundation only for a garage. Applicant is proposing to complete the construction of a one-car garage on the southwesterly portion of the parcel and is requesting: [1] a side yard setback of .7 ft. in lieu of the 5 ft. required for a detached garage and [2] a side yard setback of 4.5 ft. in lieu of the 5 ft. required for an existing shed.
  
5. **ZBA APPLICATION #055-18 - RUSSELL DAVIS - 127 GUINEA ROAD - Variance of Table III, Appendix B**: Applicant owns a two-story single-family residence which consists of 4 bedrooms and 3 bathrooms. Applicant is proposing to construct a 17 ft. 4 in. x 23 ft. addition to the front of the dwelling. Applicant is requesting: [1] a front yard setback of 52.5 ft. in lieu of the 60 ft. required; [2] a street centerline setback of 76.5 ft. in lieu of the 85 ft. required and [3] a sideyard setback of 32.2ft in lieu of the 35 ft. required.

**PLANNING BOARD MEETING MINUTES:**

11/13/18

**OLD BUSINESS:**

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

December 4, 2018 - Planning Board & Zoning Board Holiday Dinner

December 11, 2018 - Capital Budget Review