

**STAMFORD PLANNING BOARD  
APPROVED MINUTES - TUESDAY, MAY 22, 2018  
REGULAR MEETING  
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA\*  
888 WASHINGTON BOULEVARD, STAMFORD, CT**

***\*NOTE: MEETING WILL OPEN IN THE CAFÉ TO CONTINUE MP AMENDMENT #429 TO THE JUNE 19, 2018 MEETING THEN WILL BE IMMEDIATELY ADJOURNED AND RECONVENED IN THE 6TH FLOOR SAFETY TRAINING ROOM***

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Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; and Michael Buccino. Alternates: Claire Fishman, William Levin and Roger Quick. Absent: Jennifer Godzeno and Michael Totilo, Voting Members. Present for staff: David W. Woods, PhD, AICP, Deputy Director of Planning and Virgil de la Cruz, Board of Representatives. Also present were Damian Orтели, Chairman, Harbor Management Commission; Jeff Steadman, Consultant, Harbor Management Commission; Norman Cole, former Land Use Bureau Chief and Ellen Neises, Principal, Collective for Community, Culture and Environment;

Ms. Dell called the meeting to order at 6:30 p.m. and introduced the members of the Board and staff present and introduced the first item on the agenda.

**PUBLIC HEARING (Continued From April 10, 2018):**  
**MASTER PLAN AMENDMENT:**

1. **MASTER PLAN AMENDMENT NO. 429 - URSTADT BIDDLE PROPERTIES, INC. c/o REDNISS & MEAD - 1101 HIGH RIDGE ROAD**
2. **ZB APPLICATION #218-16 - URSTADT BIDDLE PROPERTIES, INC. c/o REDNISS & MEAD - 1101 HIGH RIDGE ROAD - Map Change (Companion application to MP #429)**

The Planning Board convened in the 4th Floor Café at 6:30 p.m. to open the Public Hearing for Master Plan Amendment #429 and move to continue the Public Hearing to the June 19, 2018 meeting.

The applicant has requested more time to meet with neighboring parties and has asked for another continuance to the June 19, 2018 meeting.

The location of the continued Public Hearing was announced at the May 8, 2018 meeting by the Planning Board Chair to be held in the Café on the 4th Floor of the Government Center. Due to a conflict, the Planning Board held most of its meeting in the 6th Floor Safety Training Room. However, since the Chair announced the Public Hearing would be held in the 4th Floor Café, the Planning Board opened its meeting on the 4th Floor at 6:30 p.m. at which time the applicant requested a continuance until June 19, 2018.

After a brief discussion, Mr. Tepper moved to continue Master Plan Amendment No. 429 to the June 19, 2018 meeting; Mr. Quick seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Fishman, Quick, and Tepper).

Immediately following the vote, Ms. Dell closed the Public Hearing and the meeting reconvened in the 6th Floor Safety Training Room.

***As per the Applicant, the following applications have been continued to a future Planning Board meeting:***

3. **ZB APPLICATION #218-03 - THE STRAND/BRC GROUP, LLC & WALTER WHEELER DRIVE SPEC, LLC c/o BLT - HARBOR POINT (BLOCKS P1/P2) - PACIFIC STREET EXTENTION - Site & Architectural Plans and/or Requested Used & Coastal Site Plan Review (Continued from April 10, 2018)**: Applicant is seeking approval to construct two (2) residential towers with a total of 435 units within the Harbor Point GDP.
4. **ZB APPLICATION #218-04 - THE STRAND/BRC GROUP, LLC & WALTER WHEELER DRIVE SPE, LLC c/o BLT - HARBOR POINT (BLOCKS P1/P2) - PACIFIC STREET EXTENTION - Special Exception**: Applicant is seeking approval to allow the BMR requirement to be satisfied by a fee-in-lieu payment pursuant to Section 7.4(d) of the Zoning Regulations.

The meeting was adjourned in the Café & reconvened in the 6th Floor Safety Training Room.

Once everyone settled into the 6th Floor, Ms. Dell re-announced that the Public Hearing for Master Plan Amendment #429 would be continued at the June 19, 2018 meeting.

Ms. Dell reopened the regular meeting and introduced the next item on the agenda.

**REQUEST FOR AUTHORIZATION  
SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:**

1. **EMERGENCY COMMUNICATIONS CENTER GENERATOR REPLACEMENT - PROJECT #C63808**: Stamford was awarded \$303,795.00 in 2016 to upgrade the existing generator which supplies redundant power for the Emergency Communications Center. The CT Department of Housing has provided an additional \$250,000.00 to install air conditioning to ensure adequate equipment cooling in the facility. The required 25% cost share of \$83,334.00 will come from existing capital appropriations. After a brief discussion, Mr. Tepper recommended approval of the Emergency Communications Center Generator Replacement - Project #C63808 and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter and finds this request to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Levin, Quick and Tepper).

**ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #021-18 - STAMPAR ASSOCIATES, LLC & GREENWICH EDUCATION GROUP, LLC - 30 & 44 COMMERCE ROAD - Special Exception**: Applicant owns a 3.04 acre parcel located at 30 Commerce Road improved with a ±42,918 sq. ft., 2-story building and an associated parking area. Applicant also owns a 1.8 acre parcel located at 44 Commerce Road improved with a ±36,516 sq. ft., 2-story building and an associated parking area. Applicant is proposing the following for each site:

30 Commerce Road: Convert approximately 2,862 sq. ft. of the second floor of the existing building into “Greenwich Education Group, LLC” (GEG) to be used as “School, Non-Public.” No additions or exterior renovations to the building are planned.

44 Commerce Road: Modify the existing Special Exception approval to allow for an interior expansion of the “School, Non-Public” of approximately 7,700 sq. ft. No exterior renovations to the building are planned.

GEG requests permission to increase student enrollment from 70 students to 115 students (to be accommodated on both properties) and shall accommodate all associated parking on the two subject sites.

Ms. Jacqueline Kaufman, attorney with Carmody Torrance Sandak & Hennessey, LLP; along with Peter Newman, Chief Financial Officer and Vicky Newman, Founder & Executive Director, Greenwich Education Group, LLC; and Dr. Lisa Droor, The Pinnacle School; made a brief presentation and answered questions afterwards.

Greenwich Education Prep (GEP) is a private education program that offers two schools under one roof at 44 Commerce Road in Stamford: The Pinnacle School & The Spire School. The programs were established in 2010 by Peter & Vicky Newman who received Planning Board and ZBA approvals for a “School, Non-Public” at this location. The Pinnacle School serves students grades 2-6 with language-based social and academic issues through a multi-sensory curriculum. The Spire School serves students who are underachieving academically due to social and emotional challenges and provides traditional school education, college prep and individualized wellness plans for students grades 6-12. The students are placed here by municipal school systems that cannot serve the children’s special needs otherwise. The goal is to reintegrate the students into the school system as soon as possible. Classes are very small, sometimes only 2-4 students per class or one-on-one, individualized instruction. GEP is accredited by the New England Association of Schools and Colleges and is a Connecticut State-Approved Special Education School.

The program has been very successful and has grown from the time of the initial approval and is seeking to expand “in place.” The facility at 44 Commerce Street will use an additional ±7,700 sq. ft. and will expand into the second floor of the neighboring building at 30 Commerce Street using 2,862 sq. ft. The enrollment is proposed to increase to 115 students between two upper/lower school programs. No physical expansions of the existing buildings are required and no exterior changes are proposed. All “expansions” are internal conversions of existing space.

The buildings are located within Commerce Park off of Harvard Ave. The Properties are located in the M-L zone, which permit “School, Non-Public” use with Special Exception Approval. The properties are further located in Master Plan Category 13 (Industrial-General) of the Master Plan which also supports school use. There is ample parking on the properties and the plans depict that parking for the existing and expanded use is satisfied. The Applicant has conferred with the Traffic Engineer and shall provide a circulation plan for his approval to depict the bus and parent pick-up/drop-off plan.

Ms. Kaufman and Dr. Woods personally toured the facility and met with staff and were impressed with the operation. It fits seamlessly and quietly into Commerce Park and makes excellent use of the space. The proposed expansion is intuitive, consistent with the Master Plan and is a good business and educational service for the Stamford community.

After some discussion, Mr. Buccino recommended *approval* of *ZBA Application #021-18* with the recommendation that if it is approved for GEG to increase student enrollment to 115 students, the Zoning Board of Appeals evaluate the Fire Marshal’s report, which the Planning Board did not have access to for review prior to this meeting, to ensure that fire access is deemed sufficient and everything is in line with regard to the safety of the students; and that this is compatible with the neighborhood and consistent with the 2015 Master Plan; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Fishman, Quick and Tepper). NOTE: The Zoning Board of Appeals does not require any referral from the Fire Marshal, but will be required for the building permit, so the Zoning Board of Appeals will not review their report.

2. **ZBA APPLICATION #019-18 - MARYPAT WHITMYER - 72 FERNWOOD DRIVE - Special Exception**: Applicant owns a single-family residence with an accessory structure. A demolition permit is currently pending for the accessory structure. Applicant is proposing to construct a new accessory structure, designed as a barn. The applicant is seeking a Special Exception to construct an accessory structure with a height from average grade of 20 ft. 8 in. in an RA-2 Zone in lieu of the 15 ft. maximum.

Ms. Meaghan Miles, attorney with Carmody Torrance Sandak & Hennessey LLP, made a brief presentation and was available to answer questions. This application is a request for a Special Exception for an accessory structure with a height of 20 ft. 8 in., in the RA-2 zone, pursuant to Section 6-D of the Zoning Regulations. While the typical standard for height of accessory structures is 15 ft., Section 6-D permits accessory structures of up to 25 ft. in very low-density zones (i.e. rural zones) by Special Exception approval from the ZBA. This section was added to the Zoning Regulations in 2004, when the Zoning Board adopted the section in recognition that, while 15 ft. was appropriate in denser or

moderately dense multi-family and single-family zones, it was too restrictive for very low density single-family zones (rural zones), and they allowed structures up to 25 ft. in such zones by Special Exception. The Regulation was created for property exactly like the Applicant's. In addition, due to the unique topography of the Applicant's property, the proposed structure will be placed at the bottom of a slope, thus negating any visual impact of the structure from the street.

After a brief discussion, Mr. Levin recommended *approval* of **ZBA Application #019-18** and that this is compatible with the neighborhood and consistent with the 2015 Master Plan; Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Fishman, Levin and Tepper).

- ZBA APPLICATION #016-18 - ITALIAN CENTER OF STAMFORD, INC. - 1620 NEWFIELD AVENUE - Special Exception:** Applicant owns and operates an existing recreational, social and cultural community center which is located on a ±27.58 acre parcel.

Nicholas Vitti, attorney with Cacace, Tusch & Santagata, made a brief presentation and was available to answer questions.

The applicant is proposing to extend its existing nursery school facility in the lower floor in its main building. The applicant is coming before the Zoning Board of Appeals with this proposal due to a fire on the lower floor, which made it necessary to rebuild the nursery school. Previously, there was a small banquet area adjacent to the school, which included a bar and storage rooms. The applicant decided to eliminate the banquet room and expand the nursery school to occupy that space as there is a need and demand for daycare facilities to service the neighborhood. The nursery school was a 2,300 sq. ft. space with no separate classrooms and accommodated approximately 50 children during public school hours. Summer hours were not offered. As the need for full-time daycare in the area has expanded, plans were made to utilize the former banquet area and storage space as the nursery school space, creating a full-day, year-round daycare (infants through and until 5-years-old). The expansion will accommodate up to eighty-four (84) children, twelve (12) full-time teachers, twelve (12) part-time teachers, a director and an assistant director. In total, the nursery school will occupy 7,187 sq. ft. of repurposed space. A new 967 sq. ft. entrance vestibule is also included in the proposal which will be fully accessible. Pursuant to the above, applicant is requesting a Special Exception to permit the renovation and interior fit-up of the existing building space to expand its nursery school program. Other than the small 967 sq. ft. entry addition to the nursery school, no new building expansion is proposed.

After a brief discussion, Mr. Levin recommended *approval* of **ZBA Application #016-18** and that this is compatible with the neighborhood and consistent with the 2015 Master Plan; Mr. Quick seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Levin, Quick and Tepper).

- ZBA APPLICATION #015-18 - 582 NEWFIELD, LLC c/o BILL WOLF PETROLEUM CORP. - 582 NEWFIELD AVENUE - Variances and Special Exception:** Applicant owns an existing legal nonconforming gasoline station with small convenience store and three (3) repair bays, two (2) fuel pumps and canopy. In order to do this renovation, the applicant is requesting approval of eleven (11) variances and one (1) Special Exception. Applicant would like to continue to use the nonconforming gasoline station and convert the existing repair bay space into additional convenience store area. There will be no change to the footprint of the structure. In addition, applicant would like to remove and replace the existing pumps and canopy with four (4) fuel pumps and price/ID sign.

The applicant is proposing renovating an existing gasoline station directly across from the Newfield Green Shipping Center and this proposal may result in a major improvement to the existing gasoline station for the neighborhood. Staff is skeptical that any project requiring eleven (11) variances cannot be renovated requiring considerably less variances. Therefore, staff invited Leo Napier, attorney with Harfenist, Kraut & Perlstein, LLC, representing the applicant, to make the applicant's case of why all eleven (11) variances are needed and how the applicant meets all five (5) criteria of a Special Exception application. The Planning Board should make its decision based on the presentation by Mr. Napier and discussion to follow.

Applicant is seeking the following:

Variances:

- a) Section 10(A): Alteration/Extension/Expansion of a nonconforming use to replace existing automotive repair bays with a convenience store.
- b) Section 11(C)(1): Variance to allow a convenience store at a gasoline station in a residential district.
- c) Section 10(A): Alteration/Extension/Expansion of a nonconforming use to replace and realign the existing two (2) fuel pumps with four (4) fuel pumps.
- d) Table III, Appendix B: Front yard setback of 15 ft. in lieu of the 25 ft. required to permit fuel pumps (Accessory Structure).
- e) Section 11(C)(4): Front yard setback of 15 ft. in lieu of the 20 ft. required to permit fuel pumps.
- f) Table III, Appendix B: Front yard setback of 10 ft. in lieu of the 25 ft. required to permit canopy overhang (Accessory Structure).
- g) Table III, Appendix B: Front yard street centerline setback of 46.6 ft. in lieu of the 50 ft. required to permit canopy overhang (Accessory Structure).
- h) Section 6-1(D): Height variance to permit canopy height of 18 ft. in lieu of the maximum height of 15 ft. for accessory structures.
- i) Section 13(E)(1): Variance for signage location on canopy in residential district.
- j) Section 13(E): Variance for illuminated signage on canopy in residential district.
- k) Section 13(E): Variances for maximum area, height and setback for canopy signage in a residential district as per proposed signage plan (SN-1).

Special Exception:

- a) Section 11(C)(1): Special Exception to permit a convenience store at a gasoline station.

After considerable discussion, Mr. Quick recommended **approval** of **ZBA Application #015-18** with the following recommendations:

- A. Prior to approval, the applicant must satisfactorily answer all the issues from the City's Traffic Bureau:
  - New pump locations closer to Newfield Avenue increase the conflict possibilities with pedestrians on the sidewalk especially with a 40 ft. curb cut.
  - A larger landscape buffer should be provided on all sides of the lot along Newfield Avenue to create a more pedestrian friendly environment and to shield the surrounding homes.
  - The traffic flow in and out of the site should be reviewed to minimize curb cuts, one (1) in and one (1) out would be preferable.
  - The Traffic Impact Study does not mention accident history. The report should include an accident analysis. There have been 25+ accidents on Newfield Avenue in this vicinity in the last three years.
- B. The applicant is to provide a lighting plan which ensures the lights do not impact neighbors.
- C. The ZBA restrict the hours of operation from 6:00 a.m. to 10:00 p.m.;

and that this is compatible with the neighborhood and consistent with the 2015 Master Plan; Ms. Fishman seconded the motion and passed with eligible members present voting, 3-2 (FOR: Dell, Fishman and Quick / AGAINST: Buccino and Tepper).

**ZONING BOARD REFERRALS**

**MEDICAL MARIJUANA:**

1. **ZB APPLICATION #218-07 - PAUL SHORTT on behalf of KIND CARE, LLC - 806 EAST MAIN STREET - Special Exception (MODIFICATION)**: Applicant is seeking a Special Exception in accordance with Section 7U of the Zoning Ordinance to operate a medical marijuana dispensary at 806 East Main Street if the State of Connecticut, Department of Consumer Protection grants the applicant a license. Property is located in the C-N Zone.

This item was tentatively placed on the Planning Board agenda in the event that the applicant chose to seek a modification of the existing approval. The owner of the Clark's Hill Shopping Plaza (800-816 East Main Street) has requested that all applications for a State license to operate a Medical Marijuana Dispensary at 806 East Main Street be located in the same store-front which is approximately 4,000 sq. ft. However, upon further review of their options, the applicant pulled this request for referral given that they already have an approval from the Zoning Board of an acceptable site. The applicant has indicated that they may return to the Zoning Board to amend the location in Clark's Hill Shopping Plaza if the State issues Kind Care the license.

- ZB APPLICATION #218-24 - MCP WELLNESS, LLC - 806 EAST MAIN STREET - Special Exception:** Applicant is seeking a Special Exception to operate a Medical Marijuana Dispensary at 806 East Main Street. Property is located in the C-N Zone.

MCP Wellness, LLC is submitting another application for 806 East Main Street. Edward O'Hanlan, attorney with Robinson+Cole, will make a brief presentation on this application.

After a brief discussion, Mr. Tepper recommended **approval** of **ZB Application #218-24** as a qualifying site for a Medical Marijuana Dispensary; found this to be compatible with the neighborhood and consistent with Master Plan Category #9 (Urban Mixed-Use); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

- ZB APPLICATION #218-21 - HERBAL ALTERNATIVES OF CONNECTICUT, LLC - 30 (a.k.a. 40) WARSHAW PLACE - Special Exception:** Applicant is seeking a Special Exception to operate a Medical Marijuana Dispensary at 30 (a.k.a. 40) Warshaw Place. Property is located in the M-G Zone.

Mr. John Brunenkant, representing the applicant, made a brief presentation on how this site is appropriate for a Medical Marijuana Dispensary.

After a brief discussion, Mr. Tepper recommended **DENIAL** of **ZB Application #218-21** as a qualifying site for a Medical Marijuana Dispensary as the Applicant had not filed an application with the State of Connecticut for a license to operate a Medical Marijuana Dispensary. The Board found this to be incompatible with the neighborhood and inconsistent with Master Plan Category #13 (Industrial - General); Mr. Quick seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Levin, Quick and Tepper).

- ZB APPLICATION #218-23 - FFD SOUTH, LLC - 64 MAGEE AVENUE - Site & Architectural Plans and/or Requested Uses, Special Exception and Coastal Site Plan Review:** Applicant is seeking a Special Exception to operate a Medical Marijuana Dispensary at 64 Magee Avenue. Property is located in the M-G Zone.

The applicant's consultant made a brief presentation and answered questions afterwards.

After a brief discussion, Ms. Fishman recommended **approval** of **ZB Application #218-23** as a qualifying site for a Medical Marijuana Dispensary; found this to be compatible with the neighborhood and consistent with Master Plan Category #13 (Industrial - General); Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick and Tepper).

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

- ZBA APPLICATION #017-18 - 110 LENOX, LLC - 110 LENOX AVENUE - Motor Vehicle:** This property has an existing office building and an existing detached vehicle maintenance structure with a separate parking area for Park Avenue Coach. Applicant is requesting to have a K-7 License application approved to allow an existing automobile maintenance facility to be converted to an automobile repair facility without fuel pumps and a used automobile dealer. The subject existing building and parking area are located in the M-G (General-Industrial) Zone.

After a brief discussion, Mr. Tepper recommended *approval* of **ZBA Application #017-18** with the recommendation that (1) the Zoning Board of Appeals designate no used cars can be sold on the lot facing Lenox Avenue and only on the northern boundary where indicated on the map and (2) the applicant increase screening on the southwest portion of their lot protecting the five houses adjacent to this parcel and that this is compatible with the neighborhood and consistent with the 2015 Master Plan; Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Fishman, Levin, and Tepper).

6. **ZBA APPLICATION #018-18 - GERARDO GONZALEZ - 216 HIGH RIDGE ROAD - Variance of Table III, Appendix B:** Applicant owns an existing 1½ story single-family residence and would like to expand the existing 1½ story structure to a 2½ story residence using the same existing foot print and one (1) addition: basement, first and second floor (11 ft. 8.5 in. x 22 ft. 7 in. - 788 sq. ft.). Applicant is requesting: (1) front yard setback of 10.2 ft. in lieu of the 30 ft. required from street line and 35.2 ft. in lieu of 55 ft. required from street centerline and (2) side yard setback of 5.6 ft. in lieu of the 6 ft. required.

The applicant at 216 High Ridge Road is a corner lot on High Ridge Road and Terrence Avenue in an R-7½ zone. The existing dwelling was built prior to zoning and built on an undersized lot as per the current zoning regulations. The hardship for the applicant is that in order to do anything with this dwelling requires two front yard setbacks. Staff concurs with the applicant’s contention that what is being proposed is in character with the neighborhood and consistent with Master Plan Category #2 (Residential-Low Density Single-Family).

After a brief discussion, Mr. Tepper recommended *approval* of **ZBA Application #018-18** and that this is compatible with the neighborhood and consistent with the 2015 Master Plan; Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Levin, Quick and Tepper).

7. **ZBA APPLICATION #020-18 - JANILL SHARMA - 144 POND ROAD - Variance of Table III, Appendix B:** Applicant owns a single-family residence with an in-ground pool currently under construction. Applicant is proposing to construct a roof over an existing 460 sq. ft. patio area and a new free-standing pergola. Applicant is requesting: (1) a rear setback of 38.4 ft. in lieu of the required 50 ft. setback to allow an attached roof over an existing patio and (2) to allow coverage of 16% in lieu of the 15% allowed to construct a detached pergola within the allowed setback.

The applicant is seeking two (2) minor setback variances to allow constructing a detached roof and a detached pergola within the allowed setback. What the applicant is proposing does not appear to be out of character with the neighborhood nor inconsistent with the Master Plan Category #2 (Residential - Low Density Single-Family).

After a brief discussion, Ms. Fishman recommended *approval* of **ZBA Application #020-18** and that this is compatible with the neighborhood and consistent with the 2015 Master Plan; Mr. Quick seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Fishman, Quick and Tepper).

**ZONING BOARD REFERRALS (Con’t):**

5. **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).”

After a brief discussion, Mr. Buccino recommended *approval* of **ZB Application #218-11** and that this is compatible with the neighborhood and consistent with the 2015 Master Plan; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Fishman, Levin, and Tepper).

**6. 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.

At the March 20, 2018 meeting, Dr. Woods made a brief presentation introducing ZB Application #218-12 which is also a Land Use Bureau initiated zone referral application that will create a new neighborhood Mixed-Use Design District (NX-D) located in the west side neighborhood. This application is part of implementing the West Side Neighborhood Plan, known as the Cecil Plan, and is consistent with the execution of recommendations from the West Side Neighborhood Plan as called for in the Master Plan. The NX-D is designed to maintain and facilitate the growth and expansion of small-scale light industrial, home and business services, wholesale distribution, arts production and related activities, live/work use, and general commercial service activities, while protecting existing housing and encouraging the development of new businesses at a scale and density compatible with the surrounding blocks. The general goals served by these regulations are to: (i) encourage investment in mixed residential, commercial, and industrial neighborhoods by permitting expansion and new development of a wide variety of uses in a manner ensuring the health and safety of people using the area; (ii) promote the opportunity for workers to live in the vicinity of their work; (iii) create new opportunities for mixed-use neighborhoods; (iv) recognize and enhance the vitality and character of existing and potential mixed-use neighborhoods; (v) promote the most desirable use of land in accordance with a well-considered plan and thus conserve the value of land and buildings; and (vi) promote a vibrant commercial environment.

After a brief discussion, Mr. Tepper recommended *approval* of *ZB Application #218-12* and that this is compatible with the neighborhood and consistent with the 2015 Master Plan; Mr. Quick seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Levin, Quick and Tepper).

**PLANNING BOARD MEETING MINUTES:**

**5/08/18:** After a brief discussion, Mr. Quick moved to recommend approval of the Planning Board Minutes of May 8, 2018; Ms. Fishman seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Fishman, Quick and Tepper).

**OLD BUSINESS:**

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:  
06/05/18  
06/19/18

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 9:35 p.m.

Respectfully Submitted,

Theresa Dell, Chair  
Stamford Planning Board

**NOTE:** These proceedings were recorded on video and audio tape and are available for review in the Land Use Bureau located on the 7th Floor of the Government Center, 888 Washington Boulevard, during regular business hours.