

**AGENDA**  
**STAMFORD PLANNING BOARD**  
**REGULAR MEETING**  
**4TH FLOOR CAFETERIA, GOVERNMENT CENTER**  
**888 WASHINGTON BLVD., STAMFORD, CT**  
**TUESDAY, JANUARY 10, 2017**  
**6:30 P.M.**

**ELECTION OF OFFICERS:** Chair, Vice Chair and Secretary.

**REQUEST FOR AUTHORIZATION**

**SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:**

1. **AFFORDABLE HOUSING ZONING INITIATIVE - PROJECT #C46580:** Funding for affordable housing from a developer who violated the provisions of the Affordability Plan for Below Market Rate (“BMR”) units at 11 Forest Street (the “Affordability Plan”). The developer collected market rate rents for two (2) restricted BMR units at the complex. The \$100,000.00 payment represents the difference between the market rate and the BMR rent for the two (2) apartments.
2. **CAPITAL PROJECT CLOSEOUT RECOMMENDATION:** Pursuant to Stamford City Code Section 8-2, full and partial closeout is recommended on the following capital project:

Project No.	Project Name	Closeout Amount	Funding Source
CP7209	Energy Improvement Projects (EID)	\$1,700,000.00	Bond

Proceeds were used for the following: Building Lighting Replacement (LED lights in 15 schools plus Government Center); Street Light Replacement (5,190 LED bulbs); replacement of the cooling tower and HVAC compressor at Government Center and the repair of the AITE Ice Storage (HVAC) system.

3. **CZESCIK HOMES DEMOLITION:** This supplemental capital appropriation request in the amount of \$500,000.00 is to be applied to the Czescik Homes Demolition project. Charter Oak Community will be turning over the ownership of Czescik Homes to the City. The City will abate, demolish the three (3) existing 1-story buildings, and clean up the site for potential use as part of Mill River Park.

**ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #216-44 - RICHARD REDNISS - 22 FIRST STREET - Text Change:** Applicant would like to amend Section 4-AA-8 P Park District by adding new paragraph 8.4 as follows:

**8.4 Adaptive Reuse.** Park buildings that are vacant, obsolete, or condemned may be adaptively repurposed with a compatible use pursuant to Special Exception approval by the Zoning Board, with specific referral to the Parks and Recreation Commission and the Historic Preservation Advisory Committee, if applicable. Historically significant buildings may be required to be rehabilitated. The Zoning Board must make the following findings in granting the Special Exception:

- a. Certification by the Director of Operations that the building is vacant, obsolete, or condemned.
- b. The footprint of the building is not increased beyond 10%.
- c. Building height is not increased by more than 1 story.
- d. The building shall not be used for profit and must be used for educational or other social service use.
- e. The proposed use is compatible with the existing park operations and uses.
- f. The lease of a park building for such use shall not be on a permanent basis.
- g. Parking requirements shall be determined by the Zoning Board based upon operational need and ability to share off peak with other park uses.

2. **ZB APPLICATION #216-46 - EMPIRE WEST AVENUE, LLC - 143 LEON PLACE, 18 PIAVE STREET & 220 WEST AVENUE - Site & Architectural Plans and/or Requested Uses and Special Exception:** Applicant is requesting Site Plan and Special Exception approval in connection with a proposed thirty-two (32) unit condominium complex located on property consisting of three (3) lots with the following addresses: 143 Leon Place, 18 Piave Street and 220 West Avenue in Stamford, CT (the “Property”). The Property is located within the RM-F Zone (Multiple Family Residence Design District) and Master Plan Category #13 (Industrial - General). It is just over an acre (45,899± sq. ft.) and currently used for nonconforming industrial purposes as well as multifamily residential purposes. The proposed development includes the replacement of these uses with six (6) condominium buildings and related site improvements.
3. **ZB APPLICATION #216-47 - TOWN OF NEW CANAAN - 77 MAIN STREET, NEW CANAAN, CT (FOR RESERVOIR LANE - PARCEL 004-2786) STAMFORD, CT - Text Change:** To amend the following:
- a. Article II, Section 3 - Definitions: by adding a new definition “Public Safety Tower or Antenna” to read as follows:
    - 79.5 Public Safety Tower or Antenna: An antenna or tower and associated equipment intended and used exclusively for the purpose of providing emergency communications for municipal police force, ambulance and/or other municipal emergency services. Generally, towers are structures that support an antenna or antennae.
  - b. Appendix A, Land Use Schedule, Table I: Add “Public Safety Tower or Antenna” as a “B” use in the RA-1, RA-2 and RA-3 Zoning districts, subject to Special Exception approval by the Zoning Board.
  - c. Article III, Section 4AA - District Regulations, Subsection 1.3 Permitted Uses, Special Exception in the RA-3, RA-2 and RA-1 Single Family Districts, Very Low Density by adding the following:
    - r. “Public Safety Tower or Antenna.”
  - d. Article III, Section 8 - Height Regulations by adding “Public Safety Tower or Antenna” to Paragraph C, to read as follows:
    - The height limitations of these Regulations shall not apply to chimneys, church spires, standpipes or water towers, flag poles, monuments, transmission towers and cables, radio or television antennae or towers, Public Safety Tower or antennae, or Personal Wireless Service Facilities, provided that the Personal Wireless Service Facility, and its antennas or associated equipment does not extend more than 5 feet above the highest point of the building or structure to which it is attached.
  - e. Article III, Section 7 - Area and Supplemental Regulations: Adding a new Subsection “V” to read as follows:
    - Application for approval of a Public Safety Tower or Antennae shall be subject to the issuance of a Special Exception by the Zoning Board in conformance with the requirements and standards of this section and Section 19-3.
    - Application for approval under this section shall be submitted jointly by the municipal emergency communications provided and the property owner, and shall include an analysis of the provider’s existing antenna locations, coverage and capacity calculations, and a justification of need for the proposed new facility. Service providers shall demonstrate that they have exhausted all technically feasible alternatives for sharing space or using an existing facility or structure before any permit for a new tower shall be granted.
    - The height of the tower or antenna shall be the minimum height necessary to provide the service or services that the tower or antenna is intended to provide. No tower shall exceed a height of one hundred (100) feet above average finished grade or exceed twenty (20) feet above the height of the prevailing tree canopy in the vicinity of the tower, whichever is less and no antenna (attached to such tower) shall exceed a height of one hundred ten (110) feet above average finished grade or exceed thirty-five (35) feet above the height of the prevailing tree canopy in the vicinity of the tower, whichever is less.

- No such tower or antenna and associated equipment shall be located closer than one hundred (100) feet from any property line where the abutting property is owned by a person or entity that is distinct from the owner of the property upon which the tower or antenna and associated equipment is located.
- A tower or antenna shall be sited to minimize visibility from surrounding public streets and adjacent properties. In addition, the tower or antenna shall be sited to minimize environmental impacts.
- Any ground mounted equipment shall not exceed a height of fifteen (15) feet and shall be surrounded by adequate screening from adjacent properties and public rights of way with appropriate fencing and/or landscape screening of sufficient heights, depth and proximity to provide a year round visual barrier.
- Public Safety Towers or Antennae shall be painted in a neutral color or other such finish as the Zoning Board may determine to minimize visual obtrusiveness.
- No signage or illumination of any form shall be permitted on such towers and antenna except to comply with FAA regulations.
- The application shall be required to fly a balloon at the height of the proposed tower for a period of fourteen (14) days at the direction of the Zoning Board during the application process.
- Any Public Safety Tower or Antennae that ceases to operate for a period of one (1) year shall be removed, and at the time of removal the site shall be fully remediated. The emergency communications provided and property owner shall be separately responsible for compliance with this requirement.

**4. ZB APPLICATION #216-48 - TOWN OF NEW CANAAN - 77 MAIN STREET, NEW CANAAN, CT (FOR RESERVOIR LANE - PARCEL 004-2786) STAMFORD, CT - Special**

**Exception:** Applicant is proposing to install an eighty-five (85) foot tall flag pole type tower with a 4" diameter and approximately 22' long whip antenna attached to the top. The antenna will be used exclusively for public safety purposes by New Canaan Fire, Police, Ambulance and Emergency Services. The antenna is necessary to cover an area in the northwest part of New Canaan where it is currently impossible to send or receive information from hand-held radios. All possible suitable locations within the town of New Canaan have been investigated and none will accommodate the antenna. The proposed location will be on property owned by Aquarion Water Company of Connecticut and will be located to have no visual impact to surrounding neighbors.

Compliance with Standards and Conditions for a Special Exception under Article V, Section 19, Subsection 3.2:

- a. The proposed public safety monopole antenna and fenced facility will be comprised of an area containing 625 sq. ft. An eighty-five (85) ft. tall monopole (painted brown) will be topped with a light blue whip antenna colored powder blue. Also within the fenced facility will be a propane tank (500 gallons), a generator and equipment. The fenced area will be approximately 25 ft. by 25 ft. The fence will be chain link with brown mesh privacy screening topped with barbed wire. The facility will be protected with bollards and screened with appropriate plantings. The facility will be located on land of Aquarion Water Company about 200 ft. north of Reservoir Street and 375 ft. east of Laurel Road. The nearest house will be 320 ft. away. There is an existing dirt drive to the facility area and there is no need or parking. There is an adequate staging area for equipment during construction.
- b. The proposed use will have no significant negative impact on the surrounding area. The monopole will be virtually invisible during any season due to its width, which at its base is only 24 inches, tapering to about 18 inches at the top with a whip antenna on top of that and coloring. There will be no noise, fumes, vibration, lighting, or disturbance to any surrounding property. Public safety will be enhanced and there is no health risk.
- c. The facility will not generate any traffic other than during construction and for routine maintenance. The dirt road that leads to the facility off of Reservoir Lane is existing.

- d. The immediately surrounding area is property of Aquarion Water Company and most of the property is comprised of the Laurel Reservoir, so the proposed facility will have no impact on possible future development.
  - e. Once the Zoning Regulations are amended, the project will be consistent with the Master Plan.
5. **ZB APPLICATION #216-49 - STAMFORD PROJECT, LLC (WESTY SELF-STORAGE) - 80 BROWN HOUSE ROAD - Site & Architectural Plans:** Modification of Application #216-35 to eliminate approved parking lot located on the southerly rear portion of the property. Property is located in the M-D District.
  6. **ZB APPLICATION #216-50 - STAMFORD PROJECT, LLC (WESTY SELF-STORAGE) - 80 BROWHOUSE ROAD - Text Change:** To amend Article III, Section 9, BBBB M-D Designed Industrial District to change the parking standard for self-storage uses in the M-D District.

**SUBDIVISION:**

**SUBDIVISION #4028 - 9 HOBBIE STREET, LLC - 9 HOBBIE STREET:** 9 Hobbie Street, LLC is proposing to develop property at Lot Nos. 176, 177 and 178 Hobbie Street, Stamford, CT. The subject parcels, which encompass a total area of 12,493 sq. ft., are located on the easterly side of Hobbie Street at the intersection of Palmer Avenue and Hobbie Street in the R-6 Zoning District. The three (3) lots will be subdivided to make two (2) buildable parcels.

**ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #002-17 - EIGHT 77 LONG RIDGE ROAD, LLC - 877 LONG RIDGE ROAD - Variance of Section 19-3.2e Subsection (3) & Subsection (5):** Applicant is requesting: (1) an allowance of a portion of the required 10 ft. landscape buffer to be 5 ft. with a 6 ft. high shrub screen; and (2) an allowance of 68% ground coverage in lieu of the 45% for R-10 Districts.
2. **ZBA APPLICATION #003-17 - APACHE SUMMER STREET, LLC - 2666 SUMMER STREET - Special Exception:** Applicant owns a 2,000 sq. ft. single story building currently used for vehicle repairs and a convenience store. Application would like to remove repair bay doors, expand current convenience store usage and install a grill for food service.

**PLANNING BOARD MEETING MINUTES:**

Meeting of 12/13/16

**OLD BUSINESS:**

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

**01/24/17 - PUBLIC HEARING - CAPITAL BUDGET - 7:00 P.M.**

01/31/17 - PUBLIC HEARING - Snow Date

02/07/17 - Regular Meeting