

AGENDA
STAMFORD PLANNING BOARD
SPECIAL REGULAR MEETING
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
WEDNESDAY, FEBRUARY 1, 2017
6:30 P.M.

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:

- 1. CAPITAL PROJECT CLOSEOUT RECOMMENDATION:** Pursuant to Stamford City Code Section 8-2, partial closeout is recommended on the following capital projects:

Project No.	Project Name	Closeout Amount	Funding Source
C5B613	District-Wide Boiler & Burner Replacement	\$150,000.00	Rebate
C31072	District-Wide Energy Efficiency Projects	\$100,000.00	Rebate
C5B217	Toquam Indoor Air Quality Issues	\$625,000.00	State Grant
C36668	Westhill H.S. Infrastructure Renovation	\$250,000.00	State Grant
CP6567	Mill River Storm Water Management	\$547,870.27	Federal Funds
CP6567	Mill River Storm Water Management	\$440,880.86	Bond

- 2. TOQUAM INDOOR AIR QUALITY ISSUES - PROJECT #C5B217:** Supplemental appropriation in the amount of \$625,000.00 to offset the grant closeout.
- 3. WESTHILL HIGH SCHOOL INFRASTRUCTURE RENOVATION - PROJECT #C36668:** Supplemental appropriation of \$25,000.00 to offset the grant closeout.

CAPITAL BUDGET:

Adopt Planning Board Capital Budget 2017-2018 & Capital Plan 2018-2024.

ZONING BOARD OF APPEALS REFERRALS:

- 1. ZBA APPLICATION #004-17 - TERESA KUBAT - 26 LEDGE LANE - Variance of Table III - Appendix B:** Applicant is requesting: (1) front yard setback of 28.9 ft. in lieu of 40 ft. required; and (2) street centerline setback of 53.9 ft. in lieu of 65 ft. required.
- 2. ZBA APPLICATION #005-17 - COMMUNITY HEALTH CENTER, INC. - 22 FIFTH STREET - Variance of Section 10A (Non-conforming Use); Article III, Section 9-G (RM-F Multifamily Design District) & Table I, Appendix A (Land Use Schedule):** Applicant is requesting variances to the Zoning Regulations to construct a small addition to the building at 22 Fifth Street that includes removing a non-conforming front portico extending into the front yard setback. A variance is needed because the building will be used as medical offices, which is a legally existing, non-conforming use and the proposed construction expands this use. However, it is important to note that the 2,480 sq. ft. addition will be transitional space providing needed updates, enhancing safety for patients, and allowing compliance with the Americans with Disabilities Act (“ADA”). The new space will not provide additional useable floor area for the medical offices. The addition includes constructing a new front entrance to the building with security and reception area and stairwell access to the upper floors of the building allowing the site to be compliant with the ADA. The applicant also intends to update the building (which does not require a variance) including replacing the roof, siding and windows which will enhance the aesthetics at the site improving the neighborhood and promoting energy conservation. After the new construction is completed, the building will comply with all the bulk, area, and height requirements of the RM-F zone. Currently, there is a portico that encroaches into the front yard setback. The applicant will remove the portico and it will be replaced with the new front entrance and ADA compliant stairwell. These new features will now be located outside of the front yard setback eliminating the nonconformity with the building.

3. **ZBA APPLICATION #006-17 - DAVID LIONETTI - 88 BLUEBERRY DRIVE - Variance of Table III, Appendix B:** Applicant owns a single family dwelling presently under construction and substantially complete. Applicant is requesting a front yard setback of 38.1 ft. in lieu of the 40 ft. required. Open covered porches generally do not get considered in the calculation of the front yard setback. However, Zoning regulations for the City of Stamford require it be included when there is habitable area over the porch. Not recognizing the habitable area over the porch, the surveyor advised the applicant that the existing porch would not be included in the setback.

4. **ZBA APPLICATION #007-17 - JORGE FIALLOS - 516 FAIRFIELD AVENUE - Variance of Table III, Appendix B:** Applicant owns a single family dwelling with detached accessory structure. Applicant would like to construct a 3 ft. x 20 ft. 8 in. (86 sq. ft.) shed with a height of 12 ft. and is seeking building coverage of 33% in lieu of the 25% allowed. The lot is only 4,431 sq. ft. which is 3,069 sq. ft. less than a typical R-7½ zone lot (7,500 sq. ft.) making it difficult to meet the 25% coverage.

PLANNING BOARD MEETING MINUTES:

Meeting of 01/24/16

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

02/07/17 - CANCELLED

02/21/17 - If Necessary