

**AGENDA**  
**(REVISED JUNE 26, 2017)**  
**STAMFORD PLANNING BOARD**  
**REGULAR MEETING & PUBLIC HEARING**  
**4TH FLOOR CAFETERIA, GOVERNMENT CENTER**  
**888 WASHINGTON BLVD., STAMFORD, CT**  
**TUESDAY, JUNE 27, 2017**

**REGULAR MEETING - 6:30 P.M. / PUBLIC HEARING - 7:00 P.M.**

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**SUBDIVISION:**

**SUBDIVISION #4032 - THE HOUSING AUTHORITY OF THE CITY OF STAMFORD d/b/a RIPPOWAM CORP. - 68 LAWN AVENUE:** Rippowam Corp. owns approximately 5.3 acres of land in the R-5 District located at 68 Lawn Avenue with frontage on the west side of Lawn Avenue and the southeast side of Custer Street. The subject property is fully developed with 92 below market rate (BMR) dwelling units and associated parking, landscaping, etc. as part of the Lawnhill Terrace residential community. Rippowam Corp. is planning to begin Phase 2 of a four-phase rehabilitation of the existing apartments and update to the parking lots and entry driveways. For financing purposes related to Phase 2 of these improvements, Rippowam Corp. is proposing a subdivision of the 5.3 acre property into two (2) separate parcels. There are no plans to change the number or location of units, number of bedrooms or any building areas.

**REQUEST FOR AUTHORIZATION:**

- 1. EXTENSION OF DEED RESTRICTIONS ON THE HOLLY MANSION PROPERTY AT COVE ISLAND PARK FOR SOUNDWATERS, INC. - BOAT SHED GRANT APPLICATION (HURRICANE SANDY DISASTER RELIEF):** Soundwaters is asking the City to extend the existing deed restrictions on the Holly Mansion Property at Cove Island Park for an additional five (5) years [from fifteen (15) to twenty (20)]. Soundwaters received a Hurricane Sandy Disaster Relief reimbursement grant in the amount of \$53,500.00 in January 2015 for repairs made to the basement and front porch of the Holly Mansion at Cove Island Park. The City, as owner of the property, agreed to certain 15-year use restrictions and maintenance requirements imposed by the State Historic Preservation Office (“SHPO”) as a condition of that grant. Soundwaters has since paid for repairs to the Boat Shed on that same property and has applied for a second Hurricane Sandy Disaster Relief reimbursement grant in the amount of \$77,339.00. SHPO requires a 5-year extension on the use restrictions and maintenance requirements as part of approving that application.
- 2. CONGRESSMAN HIMES LEASE AMENDMENT:** This is an Amendment to the City’s Lease with Congressman Himes for 966 sq. ft. of office space on the 10th Floor of the Government Center. The Amendment changes only the Term of the Lease, which will now run through January 2, 2019. The remainder of the Terms, including the rent of \$1,796.47 per month, shall remain the same. There are no insurance issues as Congress will not allow them. Also note that the Congressional District Office Lease Attachment limits the liability of the Congressman and the House at ¶ 20.

**SUPPLEMENTAL CAPITAL EXPENDITURES**

**REQUEST FOR AUTHORIZATION:**

- 1. LIONE PARK CAPITAL UPGRADE - PROJECT #CP8700 (\$800,000.00):** Boys & Girls Club has obtained a Grant Award from the State of Connecticut Department of Children and Families. The Club wishes to use the Grant funds to pay for a portion of the improvements in Lione Park. The City has completed the design of park improvements and intends to award the project bid using appropriated City and Grant funds.

2. **STREET PATCH & RESURFACING - PROJECT #C56182 (\$2,500,000.00):** Patch and resurface Stamford's roadway infrastructure using accepted engineering standards. This includes milling, overlay, reconstruction, associated fixes to public streets and associated subsurface replacements.
3. **EMERGENCY COMMUNICATIONS CENTER (\$180,000.00):** The existing recorder is no longer supported due to age (10 years old - beyond its life span). This is a priority as the recorder has failed several times and is on its last leg. The recorder records all calls coming into the PSAP and provides the ability to retrieve incident information for the Courts and for QA. IT has worked with the CAD Administrator, Northeastern Communications and the current recorder manufacturer.

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

**MASTER PLAN AMENDMENT:**

1. **MASTER PLAN AMENDMENT NO. 425 - MARILYN TREFRY PROPOSED PARK - HOPE STREET & LARGO DRIVE:** The City owns approximately .10 acre vacant parcel located at the northeast corner of Hope Street & Largo Drive. The Springdale Neighborhood Association (SNA) is advocating for a new park in honor of Marilyn Trefry, who for many years, was the former president of Springdale Neighborhood Association. The Springdale Neighborhood Association had raised an initial \$5,000 to fix up and make a park in Ms. Trefry's name, as well as the SNA has pledged help the City with maintaining this new park. The City is requesting a change from Master Plan Category #6 (Commercial - Neighborhood Business) to Master Plan Category #14 (Open Space - Public Parks).
2. **MASTER PLAN AMENDMENT NO. 424 - WOODLAND PACIFIC, LLC; THE STRAND/BRC GROUP, LLC & WALTER WHEELER DRIVE SPE, LLC:** Applicant owns two (2) parcels where Parcel I is located at Atlantic Street and Woodland Avenue. Applicant is requesting a change from Master Plan Category #4 (Residential-Medium Density Multi-Family) to Master Plan Category #9 (Urban Mixed-Use) and Parcel II is located at Woodland Avenue and Pacific Street and Applicant is requesting a change from Master Plan Category #6 (Commercial-Neighborhood Business) to Master Plan Category #9 (Urban Mixed-Use).

**ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #217-32 - THE GARDEN HOMES FUND & INSPIRICA, INC. - 68, 76, & 80 FRANKLIN STREET - Text Change:** Applicant would like to amend Section 9-AAA-4, MX-D Infill Development, Subsection b-v to read as follows (new text is underlined):

All uses on the site shall satisfy the parking requirement of §9-AAA-3-i provided that only required new residential parking shall be subject to the requirement that a minimum of  $\frac{2}{3}$  (two thirds) of parking shall be either (a) situated below grade or (b) integrated into the building and/or screened from sensitive views to the satisfaction of the Zoning Board. Notwithstanding the requirements of §9-AAA-3-i, pursuant to Special Exception approval of the Zoning Board, residential parking may be provided in conformance with §12-D-I-c.

Notwithstanding the requirements of §9-AAA-3-i and §9-AAA-4-b-ii, pursuant to Special Exception approval of the Zoning Board, projects targeting the priority need for deeply subsidized affordable housing may be approved subject to the following criteria and special standards:

1. The site is located within the Downtown Land Use Category as delineated on the Stamford Master Plan;
2. The development is owned and managed by a nonprofit corporation exempt from taxation under Section 501(c)(3) of the U.S. Internal Revenue Code;
3. At least 75% of all housing units shall be permanently affordable to households at or below 30% AMI;

4. Residential parking shall be provided at 1 space for every 3 residential units;
5. Parking standard for non-residential uses shall be subject to determination by the Zoning Board;
6. Submission of a Parking Management Plan with consideration of the potential for shared parking, convenience of mass transit, proximity to off-site public and/or private parking infrastructure and use of shared vehicles (e.g. “zip cars”), tandem, valet and similar on-site and off-site parking management strategies providing sufficient rationale or said Parking Management Plan to the satisfaction of the Zoning Board.

2. **ZB APPLICATION #217-33 - THE GARDEN HOMES FUND & INSPIRICA, INC. - 68, 76, & 80 FRANKLIN STREET - Map Change:** Applicant is proposing a change to the zoning district from R-MF to MX-D to construct a 45,467 sq. ft. multifamily apartment building with a 5,204 sq. ft. ground floor pre-kindergarten and associated support spaces.
3. **ZB APPLICATION #217-34 - THE GARDEN HOMES FUND & INSPIRICA, INC. - 68, 76, & 80 FRANKLIN STREET - Site & Architectural Plans and/or Requested Used and Special Exception:** Applicant is proposing to construct a 45,467 sq. ft. deeply affordable multifamily building containing 53 units, a 5,204 sq. ft. pre-kindergarten and associated support spaces. A Special Exception is sought to allow 1.0 parking spaces per three (3) units.

**ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA #030-17 - APACHE SUMMER STREET, LLC - 2666 (a/k/a 2664) SUMMER STREET - Special Exception:** Applicant currently owns a gas station/convenience store with a gas pump island with three (3) gas pumps; a building with three (3) automotive repair service bays and a 14 ft. x 18 ft. snack shop/convenience store. Applicant would like to eliminate the three (3) automotive repair service bays and garage doors and enlarge the existing convenience store to occupy the building currently located on the property.
2. **ZBA #031-17 - ANNETTE SCIARETTA - 39 DOLPHIN COVE QUAY - Variance of Section 12-A-10:** Applicant owns an existing single family dwelling and would like to construct a circular driveway on the Dolphin Cove Quay portion of the property.
3. **ZBA #032-17 - JAMES DUGGAN - 32 WEDGEMERE ROAD - Special Exception:** Applicant would like to erect a prefabricated post & beam, detached, one-story barn for storage.

**PLANNING BOARD MEETING MINUTES:**

Meeting of 06/06/17

**OLD BUSINESS:**

**SUBDIVISION #3896 - NEW DINAMAX, LLC & NATALIA ULYANOV - 957 ROCK RIMMON ROAD:** Attorney John Leydon Jr., representing the applicants, is requesting an extension of time to complete the required work.

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

- 06/28/17 - Special Meeting
- Planning Board on hiatus for the month of July - No Meetings
- 08/08/17 - Regular Meeting
- 08/29/17 - Regular Meeting
- 09/12/17 - Regular Meeting