

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, AUGUST 8, 2017
6:30 P.M.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #217-01 - HIGH RIDGE REAL ESTATE OWNER, LLC (“HRREO”) - 0 TURN OF RIVER ROAD c/o AGENT, LISA FEINBERG OF CARMODY TORRANCE SANDAK & HENNESSEY - Text Change:** Applicant is seeking to amend Section BBB-C-D Designed Commercial District. The property in question is known as High Ridge Office Park (the “Property”) and is comprised of two (2) legal parcels totaling approximately 38.8 acres. HRREO is the current owner of the office park which was originally built in the 1970s. HRREO has the opportunity to construct a family recreational fitness facility on the Property which will be known as Life Time Fitness.
2. **ZB APPLICATION #217-14 - AHUJA HOLDINGS, LLC - 831-833 HIGH RIDGE ROAD - Text Change:** Applicant would like to amend Section 19.3.2.e. and to exempt Clinic (No. 23.1) from Special Standards for single family districts for Special Exception uses and to amend Appendix A - Table II to change the Special Exception review authority for No. 12 Clinic (Use No. 23.1) from “A” to “B” in the R-10 District.
3. **ZB APPLICATION #217-15 - AHUJA HOLDINGS, LLC - 831-833 HIGH RIDGE ROAD - Special Exception and Site & Architectural Plans and/or Requested Uses:** Applicant is proposing to construct a 7,000 sq. ft. medical clinic along with associated site improvements to provide outpatient services for acute and chronic medical conditions on a non-emergency basis. Property is located in the R-10 Zone.

At the request of the applicant, the following item has been moved to the end of the Zoning Board Referral section on the agenda.

4. **ZB APPLICATION #217-30 - RMS COLONIAL ROAD, LLC - 159 COLONIAL ROAD - Site & Architectural Plans an/or Requested Uses and Special Exception:** Applicant is proposing to construct twenty-five (25) single-family detached homes, thirty-seven (37) town- houses and twenty-nine (29) visitor parking spaces on ±4.5 acres of property. Site amenities include a community building with a lounge, exercise room and outdoor pool & patio. Property is within the RM-1 zoning district.

REQUEST FOR PLANNING BOARD AUTHORIZATION:

1. **LEASE AGREEMENT BETWEEN THE BOARD OF EDUCATION AND THE OLD TOWN HALL QALICB, LLC (OTHRA):** The Board of Education is seeking Planning Board approval of an amended lease agreement with OTHRA for the use of the Old Town Hall for Adult and Community Education Programs, supporting office space and any other use consistent with the normal operations of the Stamford Public Schools. The lease terms would be as follows:
 - Approximately 10,161 sq. ft. at the Old Town Hall - 175 Atlantic Street
 - Rental fee of \$169,870.83 through June 30, 2018; \$217,300.00 for the 2nd year and 2.5% increase every year thereafter.
 - Lease will start on September 6, 2017 for ten (10) years with two (2) additional 5-year options.

2. **ANTHONY G. SCALZI - PARKING EASEMENT MAP:** As part of the approval of the UCONN building the street was decommissioned, which inadvertently eliminated seven (7) parking spaces allotted to Anthony Scalzi when approving the existing 3-story adjacent building. Therefore, this easement of City property will replace those seven (7) parking spaces.

PLANNING BOARD MEETING MINUTES:

Meetings of 06/27/17 & 06/28/17

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

08/29/17

09/12/17