

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, AUGUST 29, 2017
6:30 P.M.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #036-17 - EIGHT 77 LONG RIDGE ROAD, LLC - 877 LONG RIDGE ROAD -**
Special Exception: Applicant owns this property with a residential dwelling (approximately 5,120 sq. ft. gross area) and associated improvements, including a paved parking area, walkway, deck, and attached garage. Applicant is proposing to use the existing building as a Child Day Care Center (the "Center") and is seeking permitted use in the R-10 Zone. The Center will serve up to thirty (30) students, ages 0-5 (pre-Kindergarten) between the hours of 7:30 a.m. and 6:00 p.m. The Center will operate Monday through Friday and will be closed on the weekends. The interior of the dwelling will be renovated to accommodate the proposed use. Interior and exterior renovations are proposed to accommodate this use, as well as new outdoor fencing and the installation of play area equipment. The garage will be converted to classroom space, handicap access will be provided and new windows and doors will be installed for additional safety and light. No physical expansion of the building footprint or square footage is proposed. The Center operator will not reside on the premises.

2. **ZBA APPLICATION #039-17 - SAINT JOHN'S LUTHERAN CHURCH ("SAINT JOHN'S") - 884 NEWFIELD AVENUE -**
Special Exception: The property owner operates Saint John's which is used extensively by a diverse congregation with a membership that draws from most of Fairfield County. Saint John's hosts Sunday services, mid-week services and various other functions. The existing building consists of office space for staff, two (2) large meeting spaces, a music room, a library, numerous classrooms, a large kitchen, custodial workroom and a stand-alone Chapel. The applicant, Concordia Conservatory (the "Conservatory"), a division of Concordia College, would like to operate a community music school at Saint John's. The Conservatory anticipates it will enroll approximately one-hundred (100) students and the highest percentage of these students will receive private instruction and arrive one at a time. The anticipated student population will range in age from six (6) months through adults. The expected hours of operation will be Monday through Friday, 2:00 to 8:00 p.m. and on Thursdays from 9:00 a.m. to 12:00 p.m. Periodic music performances will be scheduled on some evenings, including weekends. The affected area is approximately 47 ft. x 23 ft. and all improvements will be made to the interior of this area. The only exterior improvement will be the addition of an Americans with Disabilities Act compliant handicap ramp.

3. **ZBA APPLICATION #034-17 - POST ROAD IV, LLC - 236 WEST MAIN STREET:** Applicant owns a vacant parcel of 6,189 sq. ft. in area and would like to construct a 2-story building providing retail commercial space on the first floor and two [2] residential units on the second floor. Applicant is requesting variances of the following:
Table III, Appendix B: (1) a front yard setback of 0 ft. on West Main Street and Ann Street in lieu of the 10 ft. required; (2) a center line setback of 26 ft. on West Main Street and 20 ft. on Ann Street in lieu of the 35 ft. required; (3) 0 ft. setback on the east property line in lieu of the 6 ft. required;
Section 12B(1): (4) allowance to park up to the side yard and rear yard property lines in lieu of the required 3 ft.; and
Section 12C: (5) permission to park 0 ft. from the street property line along Ann Street in lieu of the 10 ft. required.

4. **ZBA APPLICATION #035-17 - RYAN ANNE I REVOCABLE TRUST - 0 SHIPPAN AVENUE -**
Variance of Table III, Appendix B: Applicant owns an existing vacant lot and would like to construct a new 2½-story residence approximately 71 ft. x 36 ft. Applicant is requesting a front yard setback of 16 ft. in lieu of the 30 ft. required.

5. **ZBA APPLICATION #037-17 - PRIYA GAWANDE - 36 EMMA ROAD - Variance of Table III, Appendix B:** Applicant owns a single-family dwelling and would like to install a covered entrance to the basement and place two (2) air conditioning condensers on the property. Applicant is requesting: (1) a side yard setback of 5.8 ft. to the covered basement entrance in lieu of the 10 ft. required; and (2) a side yard setback of 7.5 ft. to the air conditioning condensers in lieu of the 10 ft. required.
6. **ZBA APPLICATION #038-17 - POLYMER PLAZA ASSOCIATES, LTD PT NSP - 595 SUMMER STREET - Variance of Table III, Appendix B:** Applicant owns an office building on this property and would like to replace an existing monument sign (28 sq. ft.) with a new sign of a different shape. (23.33 sq. ft.) Applicant is requesting a front setback of .90 ft. in lieu of the 10 ft. required.

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:

AFFORDABLE HOUSING ZONING INITIATIVE - PROJECT #C46580: Funding for affordable housing from developers who choose to make a payment into this fund rather than constructing some or all of their obligations for affordable housing under Stamford's Inclusionary Zoning Regulations. One payment has been received from 965 Hope, LLC as follows: \$76,154.00 for a fractional unit at 965 Hope Street. The appropriated funds will be used to finance affordable housing developments.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #217-25 - 159 GROVE STREET, LLC - 159 GROVE STREET - Special Exception and Site & Architectural Plans and/or Requested Uses:** Applicant is proposing to construct an addition to an existing historical building (Section 7.3) to develop into a total of four (4) residential units. Property is within the RM-F zoning district.
2. **ZB APPLICATION #217-42 - RICHARD REDNISS - 22 FIRST CORP. 22 FIRST STREET- Text Change:** Applicant would like to amend Section 9-AAA-4-a-I and iv (MX-D Infill), Infill Development.
3. **ZB APPLICATION #217-43 - HERALD REALTY III, LLC - 100 PROSPECT STREET - Map Change:** Applicant is proposing a Zoning Map change from C-L zoning district to MX-D zoning district to create thirty-one (31) additional units along with related amenities.
4. **ZB APPLICATION #217-44 - HERALD REALTY III, LLC - 100 PROSPECT STREET - Special Exception and Site & Architectural Plans and/or Requested Uses:** Applicant is requesting approval to add thirty-one (31) units and additional amenity spaces to an existing building previously approved for conversion from commercial to residential. The addition of the thirty-one (31) residential units on the 5th floor of the building will result in a total of one hundred twenty-five (125) residential units including the existing units. The Special Exception application requests a parking standard of one (1) parking space per unit for units with two (2) bedrooms or less pursuant to Section 12-D-1-c and the ability to use alternate means of compliance for the Below Market Rate requirement pursuant to Section 7.4-C-4.

PLANNING BOARD MEETING MINUTES:

Meetings of 08/08/17

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meeting is:

09/12/17