

**AGENDA**  
*(REVISED OCTOBER 24, 2017)*  
**STAMFORD PLANNING BOARD**  
**REGULAR MEETING & PUBLIC HEARING**  
**4TH FLOOR CAFETERIA, GOVERNMENT CENTER**  
**888 WASHINGTON BLVD., STAMFORD, CT**  
**TUESDAY, OCTOBER 24, 2017**  
*Regular Meeting - 6:30 P.M. / Public Hearing - 7:00 p.m.*

**REQUEST FOR AUTHORIZATION:**

**APPROVAL OF CONVEYANCE OF CUBETA STADIUM FROM STATE OF CONNECTICUT TO THE CITY OF STAMFORD:** Notwithstanding any provision of the general statutes, the Commissioner of Education shall convey to the City of Stamford a parcel of land and any improvements upon said parcel located in the City of Stamford, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately 6.6 acres and is identified as a portion of the 18.6 acre parcel located in Lot 3 Block 242 of Stamford Tax Assessor's Map 114 and contains the Cubeta Stadium. Said parcel is further identified as the parcel depicted on a map entitled "J. M. Wright Technical School, Stamford, Conn., Revised Location of Baseball Diamond and Bleachers, Drawing No. 156-506, dated May 15, 1958, prepared by Francis L. Mayer, Architect." The conveyance shall be subject to the approval of the State Properties Review Board.

**SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:**

1. **STREET PATCH & RESURFACING - PROJECT #C56182:** RMS Construction reimbursement of \$9,600.00 for work done at 900 Washington Boulevard and Yankee Gas Services d/b/a Eversource Energy reimbursement of \$120,000.00 for the paving of Atlantic Street from Broad Street to South State Street. This previously came before the Board on September 26, 2017 but was missing the reimbursement from Eversource Energy and requires reauthorization for the total reimbursement amount of \$129,600.00.
2. **CAPITAL PROJECT CLOSEOUT RECOMMENDATIONS:** Pursuant to Stamford City Code Section 8-1, partial closeout is recommended of the following capital projects:

<b>Project #</b>	<b>Project Name</b>	<b>Closeout Amount</b>	<b>Funding Source</b>
CP8707	Solid Waste Maintenance Garage	\$50,000.00	State Grant
CP8709	Transfer Station Exterior Lighting	\$50,000.00	State Grant
CP8708	Transfer Station Power Supply Upgrade	\$85,000.00	State Grant

3. **SOLID WASTE MAINTENANCE GARAGE - PROJECT #CP8707 (\$50,000.00):** Construction of a new maintenance garage.
4. **TRANSFER STATION POWER SUPPLY UPGRADE - PROJECT #CP8708 (\$85,000.00):** Removal of high voltage gear which is no longer in use; installation of new electrical enclosure for Transfer Station power supply.
5. **TRANSFER STATION EXTERIOR LIGHTING - PROJECT #CP8709 (\$50,000.00):** Installation of four (4) 40 ft. wood poles with lights and receptacles for Transfer Station personnel safety near storage and parking areas next to wooden fence line. Power connection from 185 Magee Avenue facility.

**PUBLIC HEARING - 7:00 P.M.**  
**(Continued From September 26, 2017)**

**MASTER PLAN AMENDMENT #428 - RICHARD W. REDNISS - 22 FIRST CORP. - 523 CANAL STREET - Text Change to amend Section 8.2 (2025 Master Plan Land Use Categories), Subsection #9 (Urban Mixed-Use):** Applicant owns a 46,638 sq. ft. parcel located south of Dock Street and on the east side of John Street with an address of 523 Canal Street. Applicant would like to construct a hi-rise building with ground floor retail and community space for use by the South End neighborhood, a concealed and landscaped garage podium and stepped back residential tower containing 177 studio apartments and residential amenities. The potential development, as currently designed, will require a zone change to one of the designed districts as well as this Master Plan change to the definition of Category #9 (Urban Mixed-Use).

**Staff Recommendation:** To amend the last sentence of the definition of Master Plan Category #9 as follows: *“Residential development within this category shall allow a density of up to 50 percent above Category 5, with up to a maximum of 60 percent with bonuses (increased BMR units’ on-site, on-site public amenities, on-site green space, historic preservation, and play areas).”*

**ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #217-48 - HP GATEWAY LAND I, LLC - 400-440 WASHINGTON BOULEVARD - Text Change (Tabled from October 17, 2017):** Applicant is proposing to amend the TCDD regulations to allow for changes to the bonus parking requirements, sign regulations and phasing of development on parcels adjacent to the Mill River.

**ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #044-17 - BIANCE DE LA CRUZ - 5 OWEN STREET - Variance of Table III, Appendix B:** Applicant owns a single-family residence and would like to add a rear roof covering of 6 ft. 10 in. x 4 ft. 4 in. to keep out water/snow and a front roof covering of 2 ft. 8 in. x 5 ft. 3 in. to keep the architecture with the characteristics of the neighborhood. Applicant is requesting: (1) a minimum yard dimensions for front yard street line of 22.1 ft. in lieu of the 24 ft. required; (2) a street centerline of 47.1 ft. in lieu of the 55 ft. required; and (3) a side yard of 1.3 ft. in lieu of the 6 ft. required.
2. **ZBA APPLICATION #045-17 - YVES & CHERYL LAFLEUR - 297 BARNCROFT ROAD - Variance of Table III, Appendix B:** Applicant owns a one-story single-family residence and would like to construct a second-story addition. Applicant is requesting: (1) a front yard setback of 38.8 ft. in lieu of the 40 ft. required; and (2) a street centerline setback of 63.8 ft. in lieu of the 65 ft. required.
3. **ZBA APPLICATION #046-17 - 250 HOPE STREET, LLC - 250 HOPE STREET - Variance of Table IV, Appendix; Section 12.D.9 and Special Exception:** Applicant owns an existing four-bay automobile service station/convenience store with 2 gas pumps covered by a canopy. Applicant would like to reduce the existing 2,253 sq. ft. garage/convenience store to a 1,602 sq. ft. convenience store and increase the length of the canopy to accommodate one [1] additional gas pump. Applicant is requesting: (1) a front setback of 7 ft. in lieu of the 15 ft. required; (2) five [5] parking spaces in lieu of the four [4] spaces per 1,000 sq. ft. of gross floor area provided; and (3) a street centerline setback of 32 ft. in lieu of the 40 ft. required.
4. **ZBA APPLICATION #047-17 - PAUL D. MELCHIONNO - 18 DELEO DRIVE - Variance of Table III, Appendix B:** Applicant owns an existing single-family one-story residence and is proposing to construct a 12 ft. x 20 ft. one-story addition. Applicant is requesting a rear yard setback of 27.1 ft. in lieu of the 30 ft. minimum.

5. **ZBA APPLICATION #048-17 - RONALD C. MORSE - 27 RED FOX ROAD - Variance of Section 6 (Accessory Buildings) & Section 7, Paragraph O (Accessory Lot):** Applicant owns an existing single-family residence with an existing shed and a pool under construction. Applicant is requesting: (1) a front yard of 10 ft. for the proposed pool equipment in lieu of 40 ft. minimum; (2) a front yard of 5.5 ft. for the existing shed in lieu of the 40 ft. minimum; and (3) a side yard of 11.2 ft. for the existing shed in lieu of the 25 ft. minimum.
  
6. **ZBA APPLICATION #049-17 - GETTY PETROLEUM CORP. - 59 WEST BROAD STREET - Special Exception:** Applicant owns an existing gas station which is non-operational and would like to construct an 887 sq. ft. convenience store for retail sales of packaged food and household and personal items and 500 sq. ft. of storage and office space. Applicant is seeking a Special Exception of Section 11.C.1 and Article V, Section 19.3.

**PLANNING BOARD MEETING MINUTES:**

10/17/17 & 10/18/17

**OLD BUSINESS:**

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

10/31/17 - No Meeting

11/14/17 - Capital Budget (Starts at 6:00 p.m.)

11/28 17 - Capital Budget & Regular Meeting (Starts at 6:00 p.m.)