

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING / CAPITAL BUDGET / PUBLIC HEARING
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, NOVEMBER 28, 2017
Regular Meeting - 6:30 P.M. / Public Hearing - 7:00 p.m.

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:

- ENERGY IMPROVEMENT DISTRICT (“EID”) ENERGY SAVING CAPITAL PROJECTS - ADDITIONAL SCHOOLS:** The EID is requesting approval for an additional capital appropriation in the amount of \$471,407.00 to complete the LED lighting conversion for three (3) schools that were not included in the original LED lighting project request. Once these schools are converted, all of Stamford Public Schools will have LED lighting in classrooms and common areas.

These school lighting projects are eligible for \$118,265.00 in rebates from Eversource, which will result in net project costs of \$353,142.00. The project will be financed with an additional appropriation and will be repaid over ten (10) years from the annual energy savings generated, which is consistent with the structure for the fifteen (15) schools previously approved and under renovation

- VETERANS PARK - PROJECT #CP5602:** Veterans Park Capital Renovation supported by private contributions in the amount of \$2,750,000.00 in partnership with Stamford Downtown Special Services District (DSSD) and adjacent property owners.
- CAPITAL PROJECT CLOSEOUT RECOMMENDATION:** Pursuant to Stamford City Code Section 8-2; partial closeout of the following Capital Projects is recommended:

PROJECT #	PROJECT NAME	CLOSEOUT AMOUNT	FUNDING SOURCE
CP1070	NFWF Mill River Stormwater Retention & Treatment	\$12,000,000.00	Other Funding
CP6590	Mill River Corridor Development 10474167490; CP0050	\$6,000,000.00	Other Funding

- PHASE II - EAST SIDE - NEW PROJECT:** To complete construction of Phase II of the multi-phase Mill River Restoration Project, a three-mile river estuary restoration project that will create a protected greenway along the Mill River in Downtown Stamford to the mouth of Long Island Sound.
- AFFORDABLE HOUSING/ZONING INITIATIVE - PROJECT #C46580:** The appropriated funds represent a fee-in-lieu payment approved by the Stamford Zoning Board on October 31, 2017. Said funds will be used to support development of housing affordable to persons and families of low and moderate income as per Connecticut General Statute, Section 8-2i.
- 328 GREENWICH AVENUE:** Approval of a taking for an improvement of the intersection at Greenwich Avenue and Selleck Street.
- CITYWIDE SIDEWALKS RECONSTRUCTION - PROJECT #C56123:** Reconstruction of major sections of sidewalks (i.e. entire street length, block length) and critical reconstruction for existing walkways outside of the Downtown area.
- LAND SWAP:** For over 30 years, the City has been working to secure a public walkway along the East Branch connecting the north end of Woodland Cemetery to Kosciusko Park, thereby connecting the East Branch to the West Branch, which will eventually connect to the Mill River Park Trail. One of the sticking points has been how to connect out of Woodland Cemetery to Kosciusko Park. To enhance this connection, this proposal is a straight land swap of a 20,000 square foot parcel of land adjacent to the Build Land Technology (BLT) building and the City-owned land in front of it of 20,000 square feet adjacent to Woodland Cemetery.

PUBLIC HEARING - 7:00 P.M.

1. MASTER PLAN AMENDMENT:

MASTER PLAN AMENDMENT #427 - ACCURATE REAL ESTATE HOLDINGS TWO, LLC; JOS, LLC; JOYCE DiCAMILO HOFFMEISTER & GLORIA DiCAMILLO SINAGUGLIA (THE "APPLICANTS") - 12 & 18 ANNIE PLACE - Map Change: The Applicants are requesting an amendment to the City of Stamford Master Plan to re-designate 0 Annie Place, 12 Annie Place, 18 Annie Place, 172 West Avenue, 19 Diaz Street and 17 Diaz Street (the "Properties") from Master Plan Category #6 (Commercial-Neighborhood) to Master Plan Category #13 (Industrial - General).

2. SUBDIVISION:

SUBDIVISION APPLICATION #4033 - BRUNDAGE ASSOCIATES, LLC & STERLING PLACE, LLC - 88 & 94 MULBERRY STREET: The Applicants own contiguous parcels encompassing a total area of approximately 23,101 sq. ft. which provide the property street frontage, lot depth and total land area sufficient for the creation of one additional building lot by modifying the existing lot lines between the parcels. There are existing dwellings on the property which are to remain. The subject properties lie north of and are contiguous to Lot No. 2 that was created under Subdivision No. 4017, which was approved on January 20, 2015. Subdivision No. 4017 (also Brundage Associates, LLC) was approved with an Open Space Preserve/Conservation Easement running parallel to the westerly property line and terminating with the southerly property line of Lot No. 46A. The proposed application would create a new Open Space Preserve/Conservation Easement of 620 sq. ft. in the southwesterly corner of proposed Lot No. 2 that would essentially widen and extend the open space buffer north to the rear line of the proposed Lot 46A-R.

ZONING BOARD REFERRALS:

- ZB APPLICATION #217-49 - FRITZ CHERRY - 369 WASHINGTON BOULEVARD - Site & Architectural Plans and/or Requested Uses and Special Exception:** The Applicant, Grace Children's Daycare, LLC; is proposing to convert a former school that was used for continuing adult education classes into a children's daycare which will be used for up to 60 children ages 12 months to 5 years-old. The building has several classrooms and a gymnasium and will have a 1,500 sq. ft. fenced in playground area and 50 parking spaces.

ZONING BOARD OF APPEALS REFERRALS:

- ZBA APPLICATION #043-17 - RACKSON RESTAURANT, LLC (d/b/a BURGER KING) - 1058 HIGH RIDGE ROAD & 54 SQUARE ACRE DRIVE (REVISED) - Variance of Table II, Appendix A:** Applicant owns and operates an existing Burger King on this property that was built in 1977. Applicant would like to demolish the existing structure and construct a new building *which would include a drive-thru window*. Applicant is requesting: (1) building from property line at 29.90 ft. in lieu of 40 ft. required; (2) building from Residence Zone Boundary at 0 ft. in lieu of 75 ft. required; (3) Variance to allow use #159.2 and #159.3 to be located in a C-N Zone; (4) **Variance of Section 10:** Expand existing non-conforming fast food restaurant (demolish and build new use #159.2 & #159.3)

PLANNING BOARD MEETING MINUTES:

11/14/17 & 11/21/17

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

12/12/17 - Capital Budget Adoption (Starts at 6:00 p.m.)

01/09/18 - Regular Meeting

01/23/18 - Capital Budget Public Hearing