

AGENDA [AMENDED]
STAMFORD PLANNING BOARD
REGULAR MEETING
LAND USE BUREAU, 7TH FLOOR
GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, JUNE 14, 2016
6:30 PM

REQUEST FOR AUTHORIZATION:

PROTOTYPE LEASE - LATHON WIDER CENTER TENANCIES: Approval of a prototype lease for tenants at the Lathon Wider Center, pursuant to the requirements set forth in Section 9-7C(2) of the Code of Ordinances.

REQUEST FOR EXTENSION OF TIME:

1. **SUBDIVISION APPLICATION #3962 - RUTH E. & LAWRENCE A. SCHMIDT - 1502 HOPE STREET:** The request is for an extension of time August 17, 2020 (4 years total) as that is the maximum amount of time allowed under CGS Sec. 8-26c(e).
2. **SUBDIVISION APPLICATION #3933 - GUISEPPE LARIA - 114 POND ROAD:** The request is for an extension of time until July 11, 2020 (4 years total) as that is the maximum amount of time allowed under CGS Sec. 8-26c(e).

ZONING BOARD OF APPEALS REFERRALS - SPECIAL EXCEPTIONS:

1. **ZBA APPLICATION #049-16 - ASSOCIATED PROPERTIES, LLC - 614 SHIPPAN AVENUE & 0 INGALL STREET - Variance Requests & Special Exception:** This is a 38,340 sq. ft. commercial building which is currently vacant. The applicant would like to operate a "School, Non-public," which would be a special education day school for students in Grades 2-12 who have been diagnosed with ASD, Non-verbal Learning Disabilities (NVLD) and/or ADHD. It is planned for the school to occupy the entire building and would be designed to accommodate up to 100 students.
2. **ZBA APPLICATION #047-16 - AHUJA HOLDINGS, LLC - 831 & 833 HIGH RIDGE ROAD - Special Exception:** Applicant is seeking a Special Exception under Section 19-3 of the Zoning Regulations in order to build a 7,000 sq. ft. building to establish a medical clinic.

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL APPROPRIATIONS:

CITYWIDE SIGNALS - PROJECT #C56174: Replace the damages to traffic signal at the intersection of Washington Boulevard @ Main Street due to construction activity under Permit #RO-15-94 and the associated incident of February 25, 2016.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #215-40 - ATLANTIC GARDENS - Text Amendment:** In January 2016, this application was submitted to the Planning Board for referral. At that time, the Board requested additional information to aid in its assessment of the application, which is now being presented. The proposed text amendment would allow some 1.74 ± acres fronting along the Urban Transitway (the "Properties") to apply for Transportation Center Design District (TCDD) designation. A Staff Report in response to the application inquired how a hypothetical development made possible by the proposed text amendment would meet the five (5) stated objectives of the TCDD Regulations.

2. **ZB APPLICATION #216-17 - 484 PACIFIC STREET, LLC - 484 PACIFIC STREET - Requesting Approval of Special Exception, Final Site & Architectural Plans and Coastal site Plan Review:** Requesting approval to construct a 4½ story, 4,670 sq. ft. addition to an existing historic building. Bonuses requested pursuant to Section 7.3 include increased office FAR, increased building height and reduced parking.
3. **ZB APPLICATION #216-24 - RBS AMERICAS PROPERTY CORP. & THE CITY OF STAMFORD - 600 WASHINGTON BLVD. & 888 WASHINGTON BLVD. - Text Change:** To amend Subsection of Article III, Section 9-I (Mill River District).
4. **ZB APPLICATION #216-25 - RBS AMERICAS PROPERTY CORP. & THE CITY OF STAMFORD - 600 WASHINGTON BLVD. & 888 WASHINGTON BLVD. - Map Change:** Applicant proposes to change approximately 4.95 acres (including 0.35 acres of City rights-of-way) in Blocks 6 & 7. Currently zoned R-5/C-G. Proposed change to MRD-D.
5. **ZB APPLICATION #216-26 - RBS AMERICAS PROPERTY CORP. & THE CITY OF STAMFORD - 0, 100, 102 CLINTON AVENUE; 29, 31, 37, 41 DIVISION STREET AND A PARCEL KNOWN AS N-1 ON MAP #13846 RECORDED IN THE STAMFORD LAND RECORDS (BLOCK A) AS WELL AS 75, 79, 99, 101, 107, 113 CLINTON AVENUE AND 0, 1, 4, 6, 10, 17, 19, 25 DIVISION STREET (BLOCK B) - Special Exception, General Development and Coastal Site Plan Review:** Applicant is requesting approval of Special Exception, General Development and Coastal Site Plan Review for the development of two (2) residential buildings consisting of 456 units and 567 parking spaces as well as associated site improvements. Also approximately 38,389 sq. ft. along the river will be dedicated as public access space to facilitate the expansion of Mill River Park.
6. **ZB APPLICATION #216-23 - RMS MAIN STREET, LLC - 900 WASHINGTON BLVD. - Special Exception:** The applicant is requesting a modification of Special Exception Application #214-29 to permit “Dormitory Housing” in addition to the previously approved multifamily residential use on property consisting of approximately 40,240 sq. ft. located on the southwest corner of Washington Boulevard and Main Street and now known as 900 Washington Boulevard.

PLANNING BOARD MEETING MINUTES:

Meeting of 6/7/16.

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

6/21/16

6/28/16