

**AGENDA**  
**STAMFORD PLANNING BOARD**  
**REGULAR MEETING**  
**4TH FLOOR CAFETERIA, GOVERNMENT CENTER**  
 888 WASHINGTON BLVD., STAMFORD, CT  
 TUESDAY, SEPTEMBER 6, 2016  
 6:30 PM

**REQUEST FOR AUTHORIZATION**

**SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:**

- ENERGY IMPROVEMENT PROJECTS:** Proceeds will be used for the following: Building lighting replacement (LED lights in 15 schools plus Government Center); street light replacement (5,190 LED bulbs); replacement of the cooling tower and HVAC compressor at Government Center and the repair of the AITE Ice Storage (HVAC) system. See costs below:

<b>Project</b>	<b>Phase</b>	<b>Cost</b>	<b>Rebate</b>	<b>Net Cost</b>
School Lighting	I	\$6,191,710.00	\$1,402,493.00	\$4,789,217.00
Government Center Lighting	I	\$700,651.00	\$256,710.00	\$443,941.00
AITE Cooling	I	\$94,434.00		\$94,434.00
Street Lighting	II	\$2,060,135.00	\$389,820.00	\$1,670,315.00
Government Center Cooling	II	\$2,199,922.00		\$2,199,922.00
<b>TOTAL PROJECT COSTS</b>		<b>\$11,246,852.00</b>	<b>\$2,049,022.00</b>	<b>\$9,197,829.00</b>

**ZONING BOARD OF APPEALS REFERRALS:**

- ZBA APPLICATION #055-16 - STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION - 151 COURTLAND AVENUE - Variance Requests:** Applicant is proposing the following variance requests: [1] *Section 9(F)(5)(f)* - The property is located in an R-5 zone, requiring a minimum of 2,500 sq. ft. of lot area per dwelling unit. Based on the current use, the property should contain 127,500 sq. ft. of lot area, but currently contains 104,426 sq. ft. This lot will be further reduced to 101,586 sq. ft. as a result of the State's acquisition of 2,840± sq. ft., in connection with Route 106 intersection improvements. This variance is being requested in connection with C.G.S. Section 48-24; and [2] *Table III, Appendix B* - Residential District (R-5) S.F. Per Family (101,586 sq. ft. ÷ 51 units = 1,992 sq. ft. /unit), in lieu of 2,500 sq. ft./unit.
- ZBA APPLICATION #056-16 - LAURA MARTIN - 30 PELLOM PLACE - Variance of Appendix B, Table III:** Applicant would like to extend second floor over portion of existing first floor and is requesting: (1) Second story addition above existing first floor 26 ft. from front property line (Pell Place) in lieu of 30 ft. required. (Please note that portions of the existing building are already 16.9 ft. from Pell Place.); and (2) Second story addition above existing first floor 51 ft. from street center line (Pell Place) in lieu of 55 ft. required. (Please note that portions of the existing building are already 41.9 ft. from Pell Place center line.)
- ZBA APPLICATION #057-16 - SULTANA SHARIF - 284 SELLECK STREET - Variance of Appendix A, Table I:** Applicant owns an existing single family lawfully non-conforming residence in an M-G zone built in 1925 and would like to expand the vacant attic area for commercial use and add a 245 sq. ft. kitchen area to support existing residential use and to improve basement access by 90 sq. ft. for a total of 335 sq. ft. added to the footprint. Applicant is requesting a variance to allow the expansion of a non-conforming use in an M-G zone.
- ZBA APPLICATION #058-16 - ALEX BLUM - 116 FARMS ROAD - Variance of Article III, Section 6A:** Applicant owns a single family residence and is seeking a variance in order to: (1) build a tennis court in the front yard; and (2) erect a 12 foot high fence in lieu of 6 feet.

5. **ZBA APPLICATION #059-16 - PASQUALE PISANO - 86 ELMCOFT ROAD - Variance of Appendix A, Table II:** Applicant is seeking a variance for a used car dealership in an M-G zone.
6. **ZBA APPLICATION #060-16 - FRANK LUCHERINI - 885 SUMMER STREET - Variance of Appendix B, Table III:** Applicant would like to update exterior façade to all four sides of the existing Dairy Queen, and is requesting a front yard setback of 4.1 ft. in lieu of the 10 ft. required.
7. **ZBA APPLICATION #061-16 - MALGORZATA SCHNEIDER - 10 ANDOVER ROAD - Variance of Appendix B, Table III:** Applicant owns a single family residence and would like to expand front entrance roof, and is requesting: (1) a street front setback of 22.6 ft. in lieu of 30 ft. required to front entrance roof; and (2) front centerline setback of 47.2 ft. in lieu of 55 ft. required.
8. **ZBA APPLICATION #062-16 - COMMUNITY AUTO REPAIR, LLC (ROGER ADRIANO) - 32 LEON PLACE - Variance of Section 10A & Special Exception of Section 19:** Applicant owns a 1-story cement block building and would like to expand existing non-confirming metal fabrication shop to an auto repair shop under Appendix A - Table II - #109 Public Garages. Applicant is requesting a variance to operate an auto repair shop (without gas pumps) in an RM-F zone.

**PLANNING BOARD MEETING MINUTES:**

Meeting of 8/9/16.

**OLD BUSINESS:**

**NEW BUSINESS:**

Next regularly scheduled Planning Board meeting is:  
9/13/16