

**AGENDA**  
**STAMFORD PLANNING BOARD**  
**REGULAR MEETING**  
7<sup>th</sup> FLOOR LAND USE CONFERENCE AREA  
888 WASHINGTON BLVD., STAMFORD, CT  
TUESDAY, MAY 28, 2013  
7:00 PM

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***Zoning Board Referrals:***

1. **ZB Appl. 213-17 – Riverturn Condominium Association, Inc. Board of Directors, Special Exception** requesting approval of a Special Exception under Section 7G to allow a fence to be constructed on top of an existing retaining wall for a total fence height of 16 feet in a residential area zoned RM-1 at 180 Turn of River Road.
2. **ZB Appl. 213-04 – City Realty, LLC – 336 Courtland Ave.,** requesting approval of a special exception to expand an existing recycling use by reconfiguring the site, adding 32,347 sf in a remodel of the existing building and adding 3 additional buildings on 3.8 acres in an M-L Zone.
3. **ZB Appl. 213-13 – Richard W. Redniss – Edgehill Senior Housing, Text change,** to Amend Article II, Section 3-A, definition #92.1 regarding building height and floor area ratio for Senior Housing and a Nursing Home Facility Complex.
4. **ZB Appl. 213-14 – Edgehill Property Corp., 62 & 122 Palmers Hill Road, Special Exception and Site and Architectural Plans** requesting Special Exception Approval and Site & Architectural Plan Approval to facilitate the addition of approximately 33,000 square feet primarily for a new memory care unit and 50 additional parking spaces for their existing 333,000± square foot Senior Housing and Nursing Home Facility Complex on a 22.4± acre site in the R-10 zoning district.

***Special Presentation of the Master Plan work plan by BFJ Planning to the Environmental Protection Board, Planning Board, Zoning Board, Zoning Board of Appeals, and Land Use Committee of the Board of Representatives.***

***Zoning Board of Appeals Referrals:***

5. **ZBA Appl. 037-13 – 119 Carter Dr.,** requesting a variance to install a generator with a 0.7' setback in lieu of the 10.0' required, and a variance of Section 6, Paragraph A to install propane tanks in the front yard with vegetation and lattice screening.
6. **ZBA Appl. 038-13 – 60 Ocean Drive East,** requesting a variance to install a generator with a 2.0' side yard setback in lieu of the 10.0' required.

7. **ZBA Appl. 039-13 – 121 Old Mill Lane**, requesting a variance of Section 7, Area and Supplemental Regulations, Paragraph O to install a shed with a side yard setback of 15.5' in lieu of the 30.0' required.

***Planning Board Meeting Minutes:***

8. Meeting of 5/7/13

***Old Business***

***New Business***