

**AGENDA**  
**STAMFORD PLANNING BOARD**  
**REGULAR MEETING**  
7<sup>th</sup> FLOOR LAND USE CONFERENCE AREA  
888 WASHINGTON BLVD., STAMFORD, CT  
TUESDAY, MAY 22, 2012  
7:00 PM

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**Regular Meeting**

***Subdivision:***

1. **Modification of Subdivision #3358, 3 Roxbury Road**, request to modify Condition 1 of Planning Board Certificate #3358 by relocating the existing open space to the northerly most portion of the Property *(continued from 5/15/12)*.

***Zoning Board Referral:***

2. **ZB 212-03 – June Rosenthal, Zoning Text Amendment** to Amend Article III, Section 7.3 Special Exception Uses for Historic Buildings to allow real estate office use in R-20 districts that front State Highways provided the property contains an approved and/or legally nonconforming residential use *(continued from 5/15/12)*.
3. **ZB 212-04- June Rosenthal, Zoning Special Exception** - requesting approval to salvage, relocate and restore an off-site historic building on 0.58 acres in an R-20 zone and accommodate a real estate office which currently exists but is nonconforming *(continued from 5/15/12)*.
4. **ZB 211-13 Text Change, RMF FRANKLIN, LLC & JFFS REALTY, LLC**, to amend Article III, Section 9-AAA-4-b-v of the MXD-A standards to permit up to a 50% reduction in parking requirements for shared uses *(continued from 5/15/12)*.
5. **ZB 211-14- Special Exception – RMS FRANKLIN, LLC & JFFS REALTY, LLC, 159-163 Franklin Street**, requesting reduction in required parking due to shared residential and commercial uses and fractional (0.8) BMR fee-in-lieu payment; both related to a proposed 4-story, 58 unit residential building located in a MX-D district. *(continued from 5/15/12)*.

***Planning Board Meeting Minutes:***

6. Meeting of 5/1/12
7. Meeting of 5/15/12

***Old Business***

***New Business***