

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT
WEDNESDAY, JANUARY 2, 2019
6:30 P.M.

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:

STREET PATCH & RESURFACING - PROJECT #C56182: Paving contributions related to water main installation projects completed by Aquarion Water Company in 2018. The contributions are associated with the following streets: Orchard Street, Taff Avenue, Homestead Avenue, Schuyler Avenue, Stillwater Avenue, Newfield Avenue and Berrian Road. The contributions cover costs for milling, paving (2 inches), line stripping, traffic control, inspection and the administrative fee requested by the City of Stamford. Unit costs were based on the City of Stamford 2018 paving contract and a 5 to 7% increase to account for any changes to costs that could be incurred by the City during paving in 2019.

PLANNING BOARD DISCUSSION - MASTER PLAN AMENDMENT:

(Continued from the November 27, 2018 Public Hearing)

1. **MASTER PLAN AMENDMENT #432 - STRAND/BRC GROUP, LLC; 5-9 WOODLAND AVENUE, LLC; WOODLAND PACIFIC, LLC and WALTER WHEELER DRIVE SPE, LLC - 707 PACIFIC STREET; 5, 9, 17, 21, 23, 25, 29, 39 & 41 WOODLAND AVENUE; 796 ATLANTIC STREET and PARCELS C1 & C2 IN THE HARBOR POINT PLANNED COMMUNITY - Map Change:** Applicant is proposing to change the Master Plan designation of certain parcels from Master Plan Category #4 (Residential - Medium Density Multifamily); Master Plan Category #6 (Commercial - Neighborhood Business) and Master Plan Category #9 (Urban Mixed-Use) to Master Plan Category #5 (Residential - High Density Multifamily) and Master Plan Category #9 (Urban Mixed-Use).
2. **MASTER PLAN AMENDMENT #433 - STAMFORD PLANNING BOARD - 701 & 705 PACIFIC STREET; 13 & 43 WOODLAND AVENUE; 0, 784 & 804 ATLANTIC STREET and 12, 18 & 20 WALTER WHEELER DRIVE - Map Change:** The Stamford Planning Board is proposing to amend the City of Stamford Master Plan Map to change a portion of properties currently located in Category #4 (Residential - Medium Density Multifamily), Master Plan Category #6 (Commercial - Neighborhood) and Master Plan Category #9 (Urban Mixed-Use) to Master Plan Category #5 (Residential - Medium Density Multifamily) and Master Plan Category #9 (Urban Mixed-Use).

ZONING BOARD REFERRALS:

1. **ZB #218-63 - RICHARD W. REDNISS (22 1ST CORP.) - Text Change:** Applicant is proposing to amend Appendix B, Footnote 23 by adding Item (9) to amend Special Exception standards related to hotel use in CC-N District when incorporating historic buildings.
2. **ZB #218-47 - MR. & MRS. MATTHEW REINHARD - 32 PULASKI STREET - Site & Architectural Plans and/or Requested Uses, Special Exception and Coastal Site Plan Review:** Applicant is requesting a Special Exception pursuant to Section 7.3 (Bonus for Historic Buildings) to convert the first floor warehouse into residential. Property is located within the R-MF Zone.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA #001-19 - STORAGE WORKS, LLC - 370 WEST MAIN STREET - Variance of Table II, Appendix A and Section 12-I:** Property contains an existing 5-story building totaling approximately 59,000 sq. ft. of Zoning Floor Area (62,335 sq. ft. Gross Floor Area per Tax Assessor records) with a mix of uses including storage/warehouse, amusements, office, retail and a Police substation. Applicant is proposing to convert the majority of the building to a self-storage use and maintain the existing occupied retail space and the Police substation. Applicant is requesting: (1) allowance to use #164.1 (Self-Storage Facility) in the C-L Zone; and (2) allow the continued use of the R-5 portion of the property for parking in support of commercial uses located in the existing building on the same lot.

2. **ZBA #002-19 - JOHN LeBOUTILLIER - 2285 SHIPPAN AVENUE - Variance of Article III, Section 6-A:** Applicant owns a single-family home with detached garage and is proposing to install an in-ground pool adjacent to an existing stone patio. Applicant is requesting permission for an accessory structure (in-ground pool) in a front yard. The proposed pool will meet all setback requirements.
3. **ZBA #003-19 - 93 RESEARCH DRIVE, LLC - 93 RESEARCH DRIVE - Motor Vehicle:** Applicant is seeking to re-establish a used car dealership and automobile services facility. Previous application was approved on November 2, 1994. There have been no changes in parking or site plans since that approval.
4. **ZBA #004-19 - ANTONIA & GIOVANNA CORRETE - 10 ORCHARD STREET - Motor Vehicle:** Property contains an existing one-story industrial building consisting of 2,098 sq. ft. that is presently used as a service garage. Applicant is seeking to continue use under new ownership primarily as an automobile repair facility with incidental automobile sales.
5. **ZBA #005-19 - MARIA MURPHY - 625 WEBBS HILL ROAD - Variance of Table III, Appendix B:** Applicant owns a single-family residence which will continue as same. Applicant is proposing to replace the entire second floor within the existing foot print. The structure is pre-existing and non-conforming as per Section 10 (Non-Conforming Uses). A significant portion of the residence extends into the required rear yard. Applicant seeks relief from the 60 ft. required in an RA-1 Zone in order to build the second floor over the existing footprint. Applicant is requesting a 22.5 ft. rear setback in lieu of the 60 ft. required.

PLANNING BOARD MEETING MINUTES:

11/27/18; 11/28/17 & 12/11/18

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

January 8, 2019 (If Needed)

January 29, 2019 - Public Hearing - Capital Budget

February 5, 2019 - Public Hearing - Capital Budget (Snow Date)