

**AGENDA**  
*(REVISED APRIL 8, 2019)*  
**STAMFORD PLANNING BOARD**  
**REGULAR MEETING**  
**GOVERNMENT CENTER - 4TH FLOOR CAFETERIA**  
**888 WASHINGTON BLVD., STAMFORD, CT**  
**TUESDAY, APRIL 9, 2019**  
*6:30 p.m.*

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**PRESENTATION TO THE BOARD:**

**ST. JOHN'S PLAZA:** As part of the St. John's development proposal by Steve Wise was the proposed piazza-style courtyard between St. John's and the Rectory. Since that approval further, designs have been developed and staff wanted the Planning Board to see what was being further proposed. John Leydon will make a brief presentation showing these plans. No action by the Planning Board is required.

**REQUEST FOR AUTHORIZATION**

**SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:**

1. **SPRINGDALE TRANSIT-ORIENTED DESIGN PROJECT IMPLEMENTATION - PROJECT #000539 (Total Request - \$1,994,188.00):** The Springdale Transit-Oriented Design Project will improve pedestrian safety; improve access to transit and enhance economic development by creating gateways, providing safe pedestrian street crossings and providing streetscape and transit enhancements that improve walkability and expand transportation choice. Springdale Station area redesign proposed under this project consists of improvements that will improve current access to transit - thereby increasing transit ridership and ultimately improving the quality of life throughout the neighborhood - and improvements that make area streets safer for pedestrians and motorists. Improving walkability of the Springdale Station area will also lead to enhanced neighborhood connectivity and increase opportunities for economic development, through the appropriation of land use for vibrant, mixed-use development centralized around local transit systems. (This responsible growth and transit-oriented development grant was received from the State of Connecticut OPM.)
2. **LONG RIDGE ROAD SIDEWALK DESIGN - PROJECT #C56180 (Total Request - \$100,000.00):** This request is for 100% design documents for sidewalks on the westerly side of Long Ridge Road from Bull's Head to Brook Run Lane.
3. **STILLWATER ROAD INTERSECTION IMPROVEMENTS - PROJECT #C56172 (Total Request - \$400,000.00):** Intersection improvement and redesign of Boxer Square (intersection of Stillwater and Smith).
4. **CAPITAL CLOSEOUT RECOMMENDATION:** Pursuant to Stamford City Code Section 8-2, partial closeout is recommended on the following capital project:  
Sanitary Sewer Rehabilitation - Project #CP4242 - \$2,000,000.00 - State Grant
5. **SANITARY SEWER REHABILITATION - PROJECT #CP4242 (Total Request - \$1,500,000.00):** Replacement and repair of sanitary sewers and manholes as required and as recommended by the Infiltration and Inflow Removal Program.
6. **MOLD TASK FORCE (MTF) [Total Request - \$50,000,000.00]:** On October 29, 2018 the Mold Task Force was formed with the purpose of overseeing and actively managing the indoor air quality crisis within our Stamford Public School buildings. The MTF made the following commitments: (a) address the immediate mold conditions and the underlying water-intrusion issues; (b) design and implement medium to longer-term capital projects to remedy the building envelope and HVAC issues; and (c) design a proper ongoing maintenance structure to ensure that our buildings do not fall back into a state of disrepair. While we have not completed the first phase of surface mold cleaning in all of our buildings, we are at a point where "maintenance" is appropriately transitioning into "capital" upgrades. Some of these capital upgrades will be traditional projects that we design and bid out, while others will continue to have work done by construction management firms currently hired by the MTF and actively working in the buildings. The following schools will fall under this current request:

School	FY 18/19 Amount Fund Source: Bond (City)	Capital Forecast						Total
		FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	
Davenport Ridge	\$5,000,000.00	0	0	0	0	0	0	\$5,000,000.00
Hart Magnet School	\$5,000,000.00	0	0	0	0	0	0	\$5,000,000.00
Julia Stark School	\$5,000,000.00	0	0	0	0	0	0	\$5,000,000.00
Toquam Magnet School	\$5,000,000.00	0	0	0	0	0	0	\$5,000,000.00
Westhill School	\$5,000,000.00	0	0	0	0	0	0	\$5,000,000.00
Westover Magnet School	\$25,000,000.00	0	0	0	0	0	0	\$25,000,000.00
<b>Grand Total</b>	<b>\$50,000,000.00</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$50,000,000.00</b>

**SUBDIVISION:**

- SUBDIVISION #4038 - ND ACQUISITIONS LLC & HRC 201 II LLC - 201 HIGH RIDGE ROAD - EXTENSION OF TIME:** Applicant is requesting a 90-day extension of time to record the final map on the Stamford Land Records.

**ZONING BOARD REFERRALS:**

- ZB APPLICATION #219-04 - RAYMOND R. MAZZEO c/o REDNISS & MEAD (22 1ST CORP.) REPRESENTING HALF FULL BREWERY - 575 PACIFIC STREET - Text Change:** Applicant proposes to amend applicable sections of the Zoning Regulations to define the “Social Hall” use and permit it as-of-right in the CC-N, M-G, and M-L districts, by Special Exception in the NX-D district, and following administrative approval by the Zoning Board in legally nonconforming commercial and/or industrial buildings located within the RM-F district and Master Plan Categories 9 (Urban Mixed-Use) or 11 (Downtown). Applicant also proposes a new subsection “Q” in Section 14 (Dispensing of Alcoholic Liquors) exempting the use from the separation distance requirement.
- ZB APPLICATION #218-01 - TLRC LLC - 2517 LONG RIDGE ROAD - Text Change:** Applicant is seeking to amend the following sections of the City of Stamford Zoning Regulations:
  - To Amend Section 3 (A) (Definition) by adding a new paragraph: 94-95 Soccer Club
  - To Amend Section 4 (List of Districts), AA (District Regulations) by adding a new paragraph: (r) - Soccer Club, RA-3 and RA-2 Districts Only
  - To Amend Section 19 (Variances and Special Exceptions) 3. (Special Exceptions) 3.2 (Standards and Conditions) by adding a new category: (f) Soccer Club Use.
  - To Amend Appendix A, Table 1 & Land Use Schedule, Table 1 by adding a line: 15.5 - Club - Soccer and adding an A to Column RA-3 and RA-2.

**ZONING BOARD OF APPEALS REFERRALS:**

- ZBA APPLICATION #019 -19 - LINER RUSSELL - 86 DOWNS AVENUE - Variance of Article III-Section 6D:** Applicant owns a single-family residence with a detached garage and bituminous driveway. Applicant would like to rebuild the detached garage increasing the height. Applicant is requesting a building height of 17 ft. 3 in. in lieu of the 15 ft. allowed.
- ZBA APPLICATION #020-19 - RUSSELL DAVIS - 0 SHIPPAN AVENUE & 1022 SHIPPAN AVENUE - Variances:** Applicant owns a vacant lot located at 0 Shippan Avenue and a single-family residence located at 1022 Shippan Avenue. Applicant is requesting the following for each property:

0 Shippan Avenue: Applicant would like to construct two (2) dwelling units on this empty lot. “Unit A” with an attached garage and “Unit B” with a detached garage. Applicant is seeking variances of Table III, Appendix B (Building Area Lot Coverage) - Proposed Unit “A” Attached Garage and Section 6-E for Detached Garage (Accessory Building) and is requesting: [a] a distance of 5 ft. in lieu of the 10 ft. minimum allowed from Proposed Unit “B” as depicted on the survey map submitted with the application; [b] 25% maximum Building Coverage allowed; [c] 32.8% requested for proposed 22 ft. x 22 ft. attached garage on Proposed Unit “A”; [d] detached accessory garage to have a distance of 5 ft. from Proposed Unit “B” in lieu of the 10 ft. minimum allowed; and [e] Variance of Section 4-3.2a to allow two (2) separate detached dwelling units on one (1) lot in lieu of one (1) detached dwelling unit on an R-6 lot.

1022 Shippan Avenue: Applicant would like to update and expand the existing dwelling and add a detached garage. Applicant is seeking variances of Table III, Appendix B for the side yard and combined side yard (both sides) for the Proposed Upper Story Additions and is requesting [a] a 6 ft. minimum side yard; [b] a 1.6 ft. side yard for Proposed Upper Story Additions; [c] a 12 ft. minimum combined allowed; and [d] an 8.6 ft. combined side yard for Proposed Upper Story Additions.

3. **ZBA APPLICATION #021-19 - JONATHAN & MARY RATHER - 241 FAIRVIEW AVENUE - Variance of Table III, Appendix B & Section 6A:** Applicant owns a two and one-half (2½) story single-family residence with an outdoor pool and patio area. The applicant is proposing to construct a two (2) story 620 sq. ft. addition on the northerly façade of the existing single family home. The addition will be located within the footprint of the existing wood deck currently located along the northerly façade of the hoe. The first (1st) floor is proposed to be utilized as a family room area. The second (2nd) floor will be utilized as a kid's playroom. The proposed addition will be architecturally consistent and in keeping with the existing single-family residence. The applicants also seek approval of a pergola located within the front yard of the property.
4. **ZBA APPLICATION #022-19 - CEKI ALUF MEDINA - 108 NORTH LAKE DRIVE - Variance of Section 6A:** Applicant owns a single-family residence with a pool and pool house. Applicant would like to install a generator in the front yard and is seeking an allowance for an accessory building in a front yard.
5. **ZBA APPLICATION #023-19 - EIGHTH STREET, LLC - 38 EIGHTH STREET - Variance of Table III, Appendix B:** Applicant owns a single-family dwelling and would like to add a second story addition to convert a one (1) family dwelling into a two (2) family dwelling. Applicant is requesting a side yard of 5.7 ft. in lieu of the 6 ft. minimum required.
6. **ZBA APPLICATION #024-19 - DIEGO QUINTERO - 429 WEST MAIN STREET - Variances:** Applicant owns a single-story masonry building with a small office space and three (3) service bays. Applicant would like to renovate the existing by adding a 3.8 ft. x 4.4 ft. addition on the northeast side, an additional service bay on the northwest side and a new stair case and second floor addition on the south side. Applicant is requesting the following variances:  
Section 10-A: Allow expansion from three (3) service bays to four (4) service bays.  
Section 7-M: Side yard setback of 3.8 ft. on the northeast side and 4.4 ft. on the northwest side of the building in lieu of 20 ft. required.  
Section 11C-9: Allowance of a three (3) on-site parking spaces in lieu of the five (5) on-site parking spaces required. [Three (3) spaces are grandfathered.]

**PLANNING BOARD MEETING MINUTES:**

March 5, 2019 (Tabled from February 19, 2019)

March 19, 2019

**OLD BUSINESS:**

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

April 23, 2019

May 7, 2019