

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, MAY 21, 2019
6:30 p.m.

PLANNING BOARD MEETING MINUTES:

March 19, 2019 (Tabled from April 9, April 23 & May 7, 2019)
May 7, 2019

REQUEST FOR AUTHORIZATION:

1. **LATHON WILDER CENTER REPURPOSING (\$150,000.00):** This is a Resolution authorizing the Mayor to enter into an agreement with the Connecticut State Department of Economic and Community Development for funding assistance for Lathon Wilder Center repurposing. One of the recommendations from the recently adopted South End Neighborhood Study (“SENS”) developed by the consultant team Collective for Community, Culture and Environment (CCCE) was the proposal to create a civic campus centered on and around the historic Lathon Wider building, which includes the symmetrical façade on Henry Street and the main character-defining elements of the building. The focus area is specifically the block in the South End neighborhood where the Lathon Wider Civic Campus is located, in the middle of the South End with the borders of Henry Street along the north, Woodland Avenue along the south, Atlantic Street to the east, and Pacific Street to the west.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #219-07 - 1719, LLC - 17 & 19 DIAZ STREET - Site & Architectural Plans and/or Requested Uses and Special Exception:** Applicant is seeking to construct a two (2) story, 18,042.6 sq. ft. building along with associated site improvements. The new building will be part of Accurate Lock & Hardware Company, Inc.’s light industrial campus and will be located within the NX-D Zoning District.
2. **ZB APPLICATION #219-08 - RICHARD REDNISS (22 1ST CORP.) REPRESENTING THOMAS GALLAGHER - 53 LARKIN STREET - Text Change:** Applicant is proposing to add “Funeral Parlor” (#107) to the permitted as-of-right uses in the M-G (General-Industrial) Zoning District in Table II-Appendix A.
3. **ZB APPLICATION #219-05 - FEE FD STAMFORD, LLC - 507/523 CANAL STREET & 46 JOHN STREET - Map Change:** Applicant is seeking a map change from the M-G Zoning District to the MX-D Zoning District.
4. **ZB APPLICATION #219-06 - FEE FD STAMFORD, LLC - 507/523 CANAL STREET & 46 JOHN STREET - Site & Architectural Plan and/or Requested Uses, General Development Plan (“GDP”), Coastal Site Plan Review and Special Exception:** Applicant is proposing to construct an apartment building with 173 units, indoor and outdoor amenities and onsite parking along with associated landscaping and site improvements.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #032-19 - JOSEPH, CARLA & DIANE BONACCI - 2005 HIGH RIDGE ROAD - Variance of Table III, Appendix B:** Applicant owns an existing single family residence and is proposing to construct a 12 ft. x 15 ft. deck at the rear of the dwelling and will be naturally screened by existing vegetation. Applicant is requesting a rear yard setback of 36 ft. in lieu of the 60 ft. minimum allowed.

2. ZBA APPLICATION #033-19 - ANUJ GUPTA - 38 WEST WASHINGTON AVENUE - Variance of Table III, Appendix B (Schedule of Requirements for Area, Height and Bulk of Buildings):

Applicant owns an existing two (2) story two (2) family dwelling with one (1) residence on the first floor and one (1) residence on the second floor and includes a two (2) car garage at the rear of the lot. The existing building is structurally unsound and does not comply with Zoning and flood regulations. Applicant is proposing to add an additional story while still keeping with a two (2) family dwelling. Each unit will consist of three (3) bathrooms, three (3) bedrooms, a garage, a kitchen and a living room. The envelope complies with all Zoning and flood regulations. The total footprint is 1,447 sq. ft. Applicant is requesting to retain the existing two (2) family use for the new proposed structure and is seeking an allowance of residential density square footage of 2,420 sq. ft. per family in lieu of 3,000 sq. ft. per family.

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

June 4, 2019

June 25, 2019