

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, SEPTEMBER 24, 2019
6:30 P.M.

REQUEST FOR AUTHORIZATION:

COMPLETION AGREEMENT BETWEEN O&G INDUSTRIES and THE CITY OF STAMFORD: Earlier this summer, the Planning Board reviewed the property swap map in association with the settlement of outstanding litigation between O&G and the City of Stamford that will enable the City to build a new Roundabout and reconfigure adjacent roadways as a one-way circulator. This opportunity will significantly improve traffic in the area. In addition to the property swaps, a Completion Agreement has been drafted identifying the obligations of each party to the project.

ZONING BOARD OF APPEALS REFERRALS (SPECIAL EXCEPTION):

1. **ZBA #051-19 - JACQUELINE O. KAUFMAN, ESQ. of CARMODY TORRANCE SANDAK HENNESSEY, LLP representing KING SCHOOL, INC. - 1450 NEWFIELD AVENUE - Special Exception:** The property is improved with a school (non-public use) including lower, middle and upper school buildings; a performing arts center building, administrative buildings, athletic fields (turf and natural surfaces) and associated improvements, tennis courts, playgrounds and associated recreational equipment, staff housing, driveways, walkways, parking areas and landscaping. The applicant is requesting Special Exception approval to permit the reconstruction and improvement of the existing “middle” athletic fields by replacing the existing natural grass fields with synthetic turf material. In addition, the work will include the placement of the following within and around the improved middle fields:
- a. Portable bleachers.
 - b. Shade structures with benches to shield student athletes from the elements.
 - c. Replacement and new field equipment including, but not limited to, sports goals/posts, baseball plates/mounds/bullpens/backstops.
 - d. Two (2) scoreboards.
 - e. Low retaining walls, walks and steps to improve safety and access to the fields and associated improvements.
 - f. Fencing/gates/safety netting.
 - g. Subsurface drainage improvements.
 - h. New plantings.
 - i. Relocation of the existing batting cage. The field size and orientation will remain approximately the same as the existing field area. No field lighting or sound amplification systems are proposed. No existing campus buildings will be altered as part of this application.

ZONING BOARD PRESENTATION:

OMNIBUS TEXT CHANGE - RALPH BLESSING, LAND USE BUREAU CHIEF: The Land Use Bureau has been working on amending the Zoning Regulations which is being called the “Omnibus Text Change.” Ralph Blessing will highlight the key areas of the proposed changes.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #219-19 - REDNISS & MEAD representing TC NE METRO DEVELOPMENT, INC. - 210 LONG RIDGE ROAD a/k/a 0 LONG RIDGE ROAD - Site & Architectural Plans and/or Requested Uses and Special Exception:** The Applicant, in partnership with Allegro Senior Living, is proposing to redevelop the easterly portion of an existing vacant parcel located at 210 Long Ridge Road (the “Property”) to create a new senior living opportunities in Stamford. The Property is 15 acres located on the westerly side of Long Ridge Road in Master Plan Category #8 (Mixed Use - Campus) and the C-D (Designed Commercial) Zoning District. The property, which was previously owned by General Electric, has been vacant for at least 20+ years and is sandwiched between two office complexes.

SUBDIVISIONS:

SUBDIVISION REGULATIONS: Dr. David Woods, PhD, AICP, Deputy Director of Planning for the City of Stamford will make a brief presentation and request a potential Public Hearing date for November 5, 2019.

ZONING BOARD OF APPEALS REFERRALS (Con't.):

2. **ZBA APPLICATION #048-19 - NATALEE PEI - 47 CHESTNUT HILL ROAD - Variance of Table III, Appendix B:** Applicant owns the single-family residence which was purchased with an existing deck that extends 6.5 ft. into the side yard setback. Applicant is requesting a variance to permit the deck to remain in lieu of the 15 ft. minimum allowance. Applicant was not aware the deck did not conform to current Zoning codes when purchasing the home and based on tax records and contractor assessment it is estimated the deck is approximately 15 years old.

3. **ZBA #046-19 - WILLIAM J. HENNESSEY, JR. of CARMODY TORRANCE SANDAK HENNESSEY, LLP representing 1549 EAST PUTNAM AVENUE, LLC - 2061 WEST MAIN STREET - Variances of Article III, Section 4-AA-13.4(h); Article IV, Section 12-A and Article IV, Section 12-B:** Applicant owns this property of approximately 13,972 sq. ft. which is bisected by the Stamford/Greenwich town line. The property is currently improved with a ±4,580 sq. ft. structure that is used as a veterinary clinic with associated parking and other improvements. The applicant is proposing to demolish the existing structure and construct a ±9,430 sq. ft. commercial building on the Stamford side of the property with associated parking and landscaping improvements on the Greenwich side. At this time, the contemplated uses of the new building include professional/medical office, a medical spa and retail.

4. **ZBA APPLICATION #050-19 - DAVID P. LASNICK representing GLENBROOK REAL ESTATE, LLC - 521 & 527 GLENBROOK ROAD - Variance of Section 11.3C:** Applicant owns the two (2) consolidated parcels currently containing two (2) gas service pumps on one (1) island, a convenience store and abandoned repair garage. Applicant is proposing:
 - a. To permanently abandon the repair garage use on the pre-consolidation address of 527 Glenbrook Road.
 - b. To add one (1) additional gas pump on the expanded existing island; extend the canopy to cover the island within the setbacks and remove the convenience store building on the pre-consolidation address of 521 Glenbrook Road.
 - c. To transfer the convenience store use to the service garage building on the pre-consolidation address of 527 Glenbrook Road.
 - d. To construct a 29 ft. 11 in. x 12 ft. addition to the service garage building within the footprint of the removed building on the pre-consolidation address of 521 Glenbrook Road.
 - e. To convert the existing building on 527 Glenbrook Road to a 1,920 sq. ft. convenience store with a 375 sq. ft. take-out restaurant and 1,545 sq. ft. of retail.

Applicant is requesting a side yard setback of .9 ft. on a corner lot in lieu of the required 0 ft. in the V-C Zone.

PLANNING BOARD MEETING MINUTES:

August 27, 2019 - Regular Meeting
September 10, 2019 - Special Meeting
September 10, 2019 - Emergency Meeting

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:
October 8, 2019 - CAPTIAL BUDGET (Meeting starts at 6:00 p.m.)
October 22, 2019 - CAPTIAL BUDGET (Meeting starts at 6:00 p.m.)
October 29, 2019 - CAPTIAL BUDGET (Meeting starts at 6:00 p.m.)