

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING & PUBLIC HEARING
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, NOVEMBER 19, 2019

Regular Meeting - 6:30 p.m. / Public Hearing - 7:00 p.m.

PLANNING BOARD MEETING MINUTES:

November 12, 2019

PRESENTATION (½ Hour):

FUTURE OF STAMFORD TOWN CENTER - THOMAS MADDEN, AICP, Director of Economic Development/Executive Director, Urban Redevelopment Commission: Mr. Madden will make a presentation regarding what is being planned for Stamford Town Center, and whether, as part of the Capital Budget Process, the Planning Board should propose funds for a future study relating to doing a Downtown/Stamford Mall.

PUBLIC HEARING BEGINS AT 7:00 P.M.

MASTER PLAN AMENDMENT:

1. **MASTER PLAN AMENDMENT #430 (AMENDED) - GAS SUMMER STREET, LLC - 2770 SUMMER STREET - Map Change:** Applicant is proposing to change the rear portion of its parcel located at 2768 Summer Street to Master Plan Category #7 (Commercial - Arterial) thereby making the Master Plan designation consistent throughout the entire parcel which is currently being used for commercial purposes.

ZONING BOARD REFERRALS (COMPANION APPLICATIONS TO MP-430 [AMENDED]):

The following two (2) Zoning Board Applications will be heard only if the Planning Board approves Master Plan Amendment #MP-430 (Amended).

1. **ZB APPLICATION #218-41 (AMENDED) - GAS SUMMER STREET, LLC - 2770 SUMMER STREET - Map Change:** Applicant is seeking a Map Change from Zoning Districts R-5 and C-B to C-L Zoning District.
2. **ZB APPLICATION #218-42 (AMENDED) - GAS SUMMER STREET, LLC - 2770 SUMMER STREET - Site & Architectural Plans and/or Requested Uses:** Applicant is proposing an addition to the rear of the existing building to be used as a warehouse along with associated parking and landscaping.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #219-21 - THE STRAND/BRC GROUP, LLC & WALTER WHEELER DRIVE SPE, LLC - HARBOR POINT BLOCKS P3 & P6 - Special Exception (Tabled from October 29, 2019):** Applicant is requesting approval to allow the Below Market Rate (BMR) requirement for the building to be satisfied by an alternative method of compliance pursuant to Section 7.4.C(4) of the Zoning Regulations. The applicant is applying to submit a fee-in-lieu in satisfaction of the BMR requirements. This was contemplated at the time of site plan approval for the related applications, as ZB Application #219-02, Condition #5.

NOTE: This project consists of two (2) residential buildings containing 180 units each. ZB Application #215-28A for the General Development Plan was approved on November 14, 2016 and ZB Application #219-02 for the Final Site Plan & Coastal Site Plan Review was approved on April 22, 2019.

2. **ZB APPLICATION #219-22 - STILLWATER AVENUE, LLC - 171 STILLWATER AVENUE & 0 STILLWATER PLACE - Site & Architectural Plans and/or Requested Uses and Special Exception:** Applicant is proposing to demolish the existing structures and construct a residential building containing 36 apartments, ground floor retail and on-site parking.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #057-19 - BEATRIZ M. DeSANTIZ representing SEAN & CHANTEL BOEGER - 179 BELLTOWN ROAD - Variance of Table III, Appendix B:** Applicant owns an existing 1½ story single-family dwelling. Applicant is proposing to rebuild the existing front portico, enlarging the width by 2 ft.; 1 ft. added to the back side to provide an appropriate and safe entry to the house from the front and will also be enclosed as a porch. Applicant is requesting a 30 ft. front yard setback in lieu of the 40 ft. required and a 55 ft. street center line setback in lieu of the 65 ft. required.
2. **ZBA APPLICATION #058-19 - ANTHONY STRAZZA representing HOLLY HUNT - 83 CENTER STREET - Variance of Table III, Appendix B:** Applicant owns a single-family dwelling with a detached garage and an existing 9.2 ft. x 14 ft. deck with stairs. Applicant is seeking an allowance of the deck to be located 13.3 ft. from the street line in lieu of the 25 ft. required and 30.8 ft. from the center street line in lieu of the 50 ft. required.

OLD BUSINESS:

None.

NEW BUSINESS:

Last regularly scheduled Planning Board meeting for 2019 is:

- December 10, 2019 (**Meeting to start at 6:00 p.m.**)