

**AGENDA**  
**(REVISED MAY 22, 2018)**  
**STAMFORD PLANNING BOARD**  
**REGULAR MEETING**  
**GOVERNMENT CENTER - 4TH FLOOR CAFETERIA\***  
**888 WASHINGTON BOULEVARD, STAMFORD, CT**  
**TUESDAY, MAY 22, 2018**  
**6:30 PM**

***\*NOTE: MEETING WILL OPEN IN THE CAFÉ TO CONTINUE MP AMENDMENT #429 TO THE JUNE 19, 2018 MEETING THEN WILL BE IMMEDIATELY ADJOURNED AND RECONVENED IN THE 6TH FLOOR SAFETY TRAINING ROOM***

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**PUBLIC HEARING (Continued From April 10, 2018):**

**MASTER PLAN AMENDMENT:**

1. **MASTER PLAN AMENDMENT NO. 429 - URSTADT BIDDLE PROPERTIES, INC. c/o REDNISS & MEAD - 1101 HIGH RIDGE ROAD**
2. **ZB APPLICATION #218-16 - URSTADT BIDDLE PROPERTIES, INC. c/o REDNISS & MEAD - 1101 HIGH RIDGE ROAD - Map Change (Companion application to MP #429)**

The applicant has requested more time to meet with neighboring parties and has asked for another continuance to the **June 19, 2018** meeting.

The location of the continued Public Hearing was announced at the May 8, 2018 meeting by the Planning Board Chair to be held in the Café on the 4th Floor of the Government Center. Due to a conflict, the Planning Board will be holding most of its meeting in the 6th Floor Safety Training Room. However, since the Chair announced the Public Hearing would be held in the 4th Floor Café, the Planning Board will open the meeting on the 4th Floor at 6:30 p.m. at which time the applicant will request a continuance until June 19, 2018. The meeting will then immediately relocate to the 6th Floor Safety Training Room.

***As per the Applicant, the following applications have been continued to a future Planning Board meeting:***

3. **ZB APPLICATION #218-03 - THE STRAND/BRC GROUP, LLC & WALTER WHEELER DRIVE SPEC, LLC c/o BLT - HARBOR POINT (BLOCKS P1/P2) - PACIFIC STREET EXTENTION - Site & Architectural Plans and/or Requested Used & Coastal Site Plan Review (Continued from April 10, 2018):** Applicant is seeking approval to construct two (2) residential towers with a total of 435 units within the Harbor Point GDP.
4. **ZB APPLICATION #218-04 - THE STRAND/BRC GROUP, LLC & WALTER WHEELER DRIVE SPE, LLC c/o BLT - HARBOR POINT (BLOCKS P1/P2) - PACIFIC STREET EXTENTION - Special Exception:** Applicant is seeking approval to allow the BMR requirement to be satisfied by a fee-in-lieu payment pursuant to Section 7.4(d) of the Zoning Regulations.

***MEETING WILL ADJOURN IN THE CAFÉ & RECONVENE IN THE 6TH FLOOR SAFETY TRAINING ROOM***

**REQUEST FOR AUTHORIZATION**

**SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:**

1. **EMERGENCY COMMUNICATIONS CENTER GENERATOR REPLACEMENT - PROJECT #C63808:** Stamford was awarded \$303,795.00 in 2016 to upgrade the existing generator which supplies redundant power for the Emergency Communications Center. The CT Department of Housing has provided an additional \$250,000.00 to install air conditioning to ensure adequate equipment cooling in the facility. The required 25% cost share of \$83,334.00 will come from existing capital appropriations.

### **ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #021-18 - STAMPAR ASSOCIATES, LLC - 30 & 44 COMMERCE ROAD - Special Exception:** Applicant owns a 3.04 acre parcel located at 30 Commerce Road improved with a ±42,918 sq. ft., 2-story building and an associated parking area. Applicant also owns a 1.8 acre parcel located at 44 Commerce Road improved with a ±36,516 sq. ft., 2-story building and an associated parking area. Applicant is proposing the following for each site:

30 Commerce Road: Convert approximately 2,862 sq. ft. of the second floor of the existing building into “Greenwich Education Group, LLC” (GED) to be used as “School, Non-Public.” No additions or exterior renovations to the building are planned.

44 Commerce Road: Modify the existing Special Exception approval to allow for an interior expansion of the “School, Non-Public” of approximately 7,700 sq. ft. No exterior renovations to the building are planned.

GED requests permission to increase student enrollment from 70 students to 115 students (to be accommodated on both properties) and shall accommodate all associated parking on the two subject sites.

2. **ZBA APPLICATION #019-18 - MARYPAT WHITMYER - 72 FERNWOOD DRIVE - Special Exception:** Applicant owns a single-family residence with an accessory structure. A demolition permit is currently pending for the accessory structure. Applicant is proposing to construct a new accessory structure, designed as a barn. The applicant is seeking a Special Exception to construct an accessory structure with a height from average grade of 20 ft. 8 in. in an RA-2 Zone in lieu of the 15 ft. maximum.
3. **ZBA APPLICATION #016-18 - ITALIAN CENTER OF STAMFORD, INC. - 1620 NEWFIELD AVENUE - Special Exception:** Applicant owns and operates an existing recreational, social and cultural community center which is located on a ±27.58 acre parcel. The applicant is proposing to extend its existing nursery school facility in the lower floor in its main building.
4. **ZBA APPLICATION #015-18 - 582 NEWFIELD, LLC c/o BILL WOLF PETROLEUM CORP. - 582 NEWFIELD AVENUE - Variances and Special Exception:** Applicant owns an existing legal nonconforming gasoline station with small convenience store and three (3) repair bays, two (2) fuel pumps and canopy. In order to do this renovation, the applicant is requesting approval of eleven (11) variances and one (1) Special Exception. Applicant would like to continue to use the nonconforming gasoline station and convert the existing repair bay space into additional convenience store area. There will be no change to the footprint of the structure. In addition, applicant would like to remove and replace the existing pumps and canopy with four (4) fuel pumps and price/ID sign.

### **ZONING BOARD REFERRALS**

#### **MEDICAL MARIJUANA:**

1. **ZB APPLICATION #218-07 - PAUL SHORTT on behalf of KIND CARE, LLC - 806 EAST MAIN STREET - Special Exception (MODIFICATION):** Applicant is seeking a Special Exception in accordance with Section 7U of the Zoning Ordinance to operate a medical marijuana dispensary at 806 East Main Street if the State of Connecticut, Department of Consumer Protection grants the applicant a license. Property is located in the C-N Zone.
2. **ZB APPLICATION #218-24 - MCP WELLNESS, LLC - 806 EAST MAIN STREET - Special Exception:** Applicant is seeking a Special Exception to operate a Medical Marijuana Dispensary at 806 East Main Street. Property is located in the C-N Zone.
3. **ZB APPLICATION #218-21 - HERBAL ALTERNATIVES OF CONNECTICUT, LLC - 30 (a.k.a. 40) WARSHAW PLACE - Special Exception:** Applicant is seeking a Special Exception to operate a Medical Marijuana Dispensary at 30 (a.k.a. 40) Warshaw Place. Property is located in the M-G Zone.
4. **ZB APPLICATION #218-23 - FFD SOUTH, LLC - 64 MAGEE AVENUE - Site & Architectural Plans and/or Requested Uses, Special Exception and Coastal Site Plan Review:** Applicant is seeking a Special Exception to operate a Medical Marijuana Dispensary at 64 Magee Avenue. Property is located in the M-G Zone.

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

5. **ZBA APPLICATION #017-18 - 110 LENOX, LLC - 110 LENOX AVENUE - Motor Vehicle:** This property has an existing office building and an existing detached vehicle maintenance structure with a separate parking area for Park Avenue Coach. The applicant is requesting to have a K-7 License Application approved to allow an existing automobile maintenance facility to be converted to an automobile repair facility without fuel pumps and a used automobile dealer. The subject existing building and parking area are located in the M-G (General Industrial) Zone.
6. **ZBA APPLICATION #018-18 - GERARDO GONZALEZ - 216 HIGH RIDGE ROAD - Variance of Table III, Appendix B:** Applicant owns an existing 1½ story single-family residence and would like to expand the existing 1½ story structure to a 2½ story residence using the same existing foot print and one (1) addition: basement, first and second floor (11 ft. 8.5 in. x 22 ft. 7 in. - 788 sq. ft.). Applicant is requesting: (1) front yard setback of 10.2 ft. in lieu of the 30 ft. required from street line and 35.2 ft. in lieu of 55 ft. required from street centerline and (2) side yard setback of 5.6 ft. in lieu of the 6 ft. required.
7. **ZBA APPLICATION #020-18 - JANILL SHARMA - 144 POND ROAD - Variance of Table III, Appendix B:** Applicant owns a single-family residence with an in-ground pool currently under construction. Applicant is proposing to construct a roof over an existing 460 sq. ft. patio area and a new free-standing pergola. Applicant is requesting: (1) a rear setback of 38.4 ft. in lieu of the required 50 ft. setback to allow an attached roof over an existing patio and (2) to allow coverage of 16% in lieu of the 15% allowed to construct a detached pergola within the allowed setback.

**ZONING BOARD REFERRALS (Con't):**

5. **ZB APPLICATION #218-11 - CITY OF STAMFORD ZONING BOARD - 888 WASHINGTON BLVD. - Text Change (Continued from March 20, 2018):** The Land Use Bureau (the “Applicant”) is proposing to amend Article III, Section 4 AA of the Stamford Zoning Regulations to add a new Sub-Section 12 “Neighborhood Mixed-Use Design District (NX-D).”
6. **ZB APPLICATION #218-12 - CITY OF STAMFORD ZONING BOARD - 888 WASHINGTON BLVD. - Map Change:** The Land Use Bureau (the “Applicant”) is proposing a Zoning Map change from RM-F, R-5, R-6 & M-L to NX-D (Neighborhood Mixed-Use Design) District.

**PLANNING BOARD MEETING MINUTES:**

5/08/18

**OLD BUSINESS:**

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:  
06/05/18 (IF NEEDED)  
06/19/18