

AGENDA
(REVISED OCTOBER 16, 2017)
STAMFORD PLANNING BOARD
CAPITAL BUDGET & REGULAR MEETING
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, OCTOBER 17, 2017
6:00 P.M.

MASTER PLAN AMENDMENT #428 - RICHARD W. REDNISS - 22 FIRST CORP. - 523 CANAL STREET - Text Change to amend Section 8.2 (2025 Master Plan Land Use Categories), Subsection #9 (Urban Mixed-Use): Applicant owns a 46,638 sq. ft. parcel located south of Dock Street and on the east side of John Street with an address of 523 Canal Street. Applicant would like to construct a hi-rise building with ground floor retail and community space for use by the South End neighborhood, a concealed and landscaped garage podium and stepped back residential tower containing 177 studio apartments and residential amenities. The potential development, as currently designed, will require a zone change to one of the designed districts as well as this Master Plan change to the definition of Category #9 (Urban Mixed-Use); relating to height and bulk elsewhere and in the South End.

**THE CONTINUATION OF THE PUBLIC HEARING FOR
MASTER PLAN AMENDMENT #428 HAS BEEN MOVED TO
TUESDAY, OCTOBER 24, 2017 AT 7:00 P.M.**

REQUEST FOR AUTHORIZATION:

1. **LAND SWAP - 133 MYRTLE AVENUE FOR 105 MYRTLE AVENUE - MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF STAMFORD & CONNECTICUT DOT:** The City of Stamford (the "City") owns 133 Myrtle Avenue which was taken as part of Phase II of the SUT Project (Group A Properties) per Board of Representatives Resolution No. 3376 dated June 7, 2010. The State of Connecticut (the "State") owns 105 Myrtle Avenue. The City and State reached an agreement to swap properties in November 2013 as identified in the attached Memorandum of Understanding.
2. **LEASE AGREEMENT - OUR LADY STAR OF THE SEA CORP. - LEASE OF SCHOOL BUILDING RECREATIONAL PROGRAMS:** The City of Stamford would like to lease: (i) the building formerly known as the Our Lady Star of the Sea School totaling approximately 13,000 sq. ft.; (ii) the gymnasium, excluding the closet and the confessional contained therein, totaling an additional 3,500 sq. ft. and associated playgrounds; (iii) the existing fixtures, furnishings and equipment situated in the School Building and Gym; (iv) a portion of the Property lying to the east of the Church and the Parish Hall; and (v) non-exclusive use of the parking lot on the Property for ingress, egress and vehicular parking purposes only.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #217-16 - HP GATEWAY LAND, LLC - 400-440 WASHINGTON BLVD. - Site & Architectural Plans and/or Requested Uses; Special Exception; General Development Plan and Coastal Site Plan Review:** Applicant is seeking the Zoning Board's approval to modify ZB Application #217-16 to incorporate changes required by Charter Communications for its corporate headquarters to allow the site to be used exclusively for office use, parking and the extension of the Mill River Park public walkway.
2. **ZB APPLICATION #217-48 - HP GATEWAY LAND, LLC - 400-440 WASHINGTON BLVD. - Text Change:** Applicant is proposing to amend the TCDD regulations to allow for exclusive office use, parking and extension of the Mill River Park.

3. **ZB APPLICATION #217-46 - 95 WEST BROAD STREET, LLC - 95 WEST BROAD STREET -**
Special Exception: Applicant is requesting a Special Exception pursuant to Section 7.4(C)(4) to allow a fee-in-lieu for the 1.2 unit Below Market Rate ("B.M.R.") requirement for an approved and constructed nine (9) unit development. Prior approval included one (1) on-site B.M.R. unit and a fee-in-lieu of the remaining 0.2 B.M.R. units.

CAPITAL BUDGET PRESENTATIONS:

1. Office of Administration - David Yanik
2. Office of the Mayor/Community Development - Eric Larson
3. Short Term Financing - Technology - Michael Pensiero
4. Ferguson Library - Nicholas Bochicchio
5. Short Term Financing - Ferguson Library - Nicholas Bochicchio
6. Scofield Manor - Peter Stothart
7. Stamford Historical Society - Thomas A. Zoubek
8. Bartlett Arboretum - Jan Von Trapp
9. Stamford Center for the Arts - Michael E. Moran, Jr.
10. Stamford Museum - Melissa H. Mulrooney
11. Old Town Hall - Tim Curtin
12. Harbor Commission - Frank Fedeli
13. Childcare Learning Center - Darrell Ingram

PLANNING BOARD MEETING MINUTES:

09/26/17

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

- 10/18/17 - Capital Budget (Starts at 6:00 p.m.) - ***Board of Finance Conference Room - 4th Flr.***
10/24/17 - Regular Meeting & Public Hearing (Starts at 6:30 p.m.)
10/31/17 - No Meeting
11/14/17 - Capital Budget (Starts at 6:00 p.m.)
11/28/17 - Capital Budget & Regular Meeting (Starts at 6:00 p.m.)