

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING - 4TH FLOOR CAFETERIA
GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, JANUARY 19, 2016
6:30 PM

SUPPLEMENTAL CAPITAL APPROPRIATIONS:

1. **ROADWAY DESIGN & RECONSTRUCTION - PROJECT #CP1281:** To establish a continuous sidewalk on the west side of Hope Street in the vicinity of Knapp Street.
2. **TOQUAM INDOOR AIR QUALITY ISSUES - PROJECT #C5B217:** Recommending partial closeout of Project #C5B217. A Supplemental Capital Appropriation of the net closeout amount of \$1.5 Million is being submitted concurrent with this recommendation to be applied towards Project #C5B622 Stamford High School Addition & Modernization project.
3. **STAMFORD HIGH SCHOOL ADDITION & MODERNIATION - PROJECT #C5B622:** Request in the amount of \$1,500,000.00 to be used for exterior brick restoration of the 1927 building. A significant amount of deterioration was discovered during the repairs of the courtyard walls. These problems need to be addressed in Summer 2016 while school is out.

SUBDIVISION ABANDONMENT & RELEASE OF PERFORMANCE BOND:

SUBDIVISION APPLICATION #3942 - 22 ISLAND HEIGHTS DRIVE: Previous land-owners, who had initiated the subdivision, no longer own said property and agree to forfeit the subdivision if their request of the immediate release of the performance bond is granted.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #215-37 - RICHARD W. REDNISS - TEXT CHANGE:** Applicant would like to amend Article III, Section 3-A by adding a new definition #7.5 Assisted Living Facility and to amend Section 9-AAA MX-D (Mixed use Development District) and Section 12-D(5) parking regulations by updating language to reflect "Assisted Living Facility" requirements.
2. **ZB APPLICATION #215-38 - LCB SENIOR LIVING + 1551 SUMMER STREET, LLC; 1625 REALTY CORP. & 20 SECOND STREET, LLC - MAP CHANGE:** Applicant proposes to change approximately 1.01 acres in Block 228 bounded by Summer, Third and Second Streets currently zoned C-L, C-B and R-MF to MX-D.
3. **ZB APPLICATION #215-39 - LCB SENIOR LIVING + 1551 SUMMER STREET, LLC; 1625 REALTY CORP. & 20 SECOND STREET, LLC - GENERAL DEVELOPMENT PLAN:** Applicant proposes to construct a five-story building to accommodate 79 assisted living units and 25 memory care units for 112 occupants, amenities, landscaping, drainage, parking and site improvements on 1.01 acres at Third, Summer and Second Streets in an MX-D infill zone.
4. **ZB APPLICATION #215-40 - WILLIAM J. HENNESSEY, JR. - TEXT CHANGE:** Applicant would like to amend: (1) Article III, Section 9BB 3 to reduce the minimum area of property from two acres to one acre and allow the site to be separated by a street and to extend the easterly parcel of the district to Pacific Street; and (2) Article III, Section 5a to limit residential density for any site in Master Plan Category No. 9 to that allowed under the Master Plan.

5. **ZB APPLICATION #216-01 - ZONING BOARD - TEXT CHANGE:** Amend Article III, Section 13-C-5 and Section 20-C regarding posting signs on properties scheduled for Public Hearing before the Zoning Board in order to provide public notice.
6. **ZB APPLICATION #215-33 - 10 RUGBY STREET, LLC - TEXT CHANGE -** Applicant would like to amend Article II, Section 3-A definitions to add two new definitions (28.5) for Demolition Material Recycling and (28.6) Demolition Material Recycling Facility within the M-G General Industrial District and such use shall be approved by Special Exception of the Zoning Board, subject to special standards identified in the proposed definition, only as an interim use for an initial period not to exceed five (5) years.

PLANNING BOARD MEETING MINUTES:

Meeting of 1/5/15

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

1/26/16

2/2/16 – PUBLIC HEARING OF THE CAPITAL BUDGET