

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING - 4TH FLOOR CAFETERIA
GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, FEBRUARY 23, 2016
6:30 PM

CAPITAL BUDGET:

Adopt Planning Board 2016-2017 Capital Budget & 2017-2023 Capital Plan.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #216-004 - ZONING BOARD-CITY OF STAMFORD - Text Change - To amend Article III to establish a new Section 7.8:** The following proposed amendments to the Stamford Zoning Regulations serve to establish a new definition and standards for dormitory housing, to be permitted by Special Exception in the CC-N, CG, MX-D, MR-D, RH and RM-F zoning districts, for properties within one-half (½) mile of the campus of the institution served. Related amendments delete the current definition for “Colleges and Dormitories” and establish a new definition for “Colleges and Universities”.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #013-16 - FRANTZ & EMMANUELLA LAUTURE - 88 LENOX AVENUE - Variance of Section 12-Automobile Parking and Loading Spaces:** Applicant would like to allow an existing one (1) family home to add a group daycare center and provide a total of three (3) parking spaces in lieu of the four (4) parking spaces required (Property is grandfathered for one (1) parking space in lieu of two (2) parking spaces required); and **Special Exception (Section 19.32e):** To allow a group daycare center use #24.1 to be run on the property.
2. **ZBA APPLICATION #014-16 - CITY OF STAMFORD - 1281 COVE ROAD (COVE ISLAND PARK) - Variance of Article III, Section 7:** SoundWaters is seeking relief from Section 7.1-Flood Prone Area Regulations, Paragraph F, Variance #3, Historic Structures. The shed is eligible for designation on the National Register of Historic Places as an outbuilding to the SoundWaters Center (formerly the Holly House Mansion) which has been on the register since 1979. (See attached letter from the State Historic Preservation Office)
3. **ZBA APPLICATION #015-16 - GABRIELA CZAJA - 0 SYLVANDALE AVENUE - Variance of Table III, Appendix B:** Applicant is requesting 1,850 sq. ft. per unit in lieu of the 2,000 sq. ft. per unit required in an RM-F Zone.
4. **ZBA APPLICATION #016-16 - FABRIZIO & BARBARA ZICHICHI - 214 WESTOVER ROAD - Variance of Section 3, Definition #2 (Accessory Building or Use) and Section 6 (Accessory Building D):** To permit applicant an accessory structure with a height of 18.8 feet in lieu of the maximum 15 feet allowed.

PLANNING BOARD MEETING MINUTES:

Meeting of 2/2/16

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

3/1/16

3/8/16