

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
4TH FLOOR CAFETERIA
GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, MAY 3, 2016
6:30 PM

ZONING BOARD REFERRALS - BOATYARD APPLICATIONS

PLANNING BOARD DECISION:

1. **APPL. #216-03 - SOUTHFIELD PROPERTY, LLC - Text Change:** To amend Designed Waterfront Development District Regulations regarding minimum front yard to not exceed 25 feet.
2. **APPL. #215-02 - THE STRAND/BRC GROUP, LLC - Text Change:** To Amend SRD-S (Harbor Point) Regulations to increase permitted non-residential (FAR) from 0.20 to 0.23.
3. **APPL. #215-03 - THE STRAND/BRC GROUP, LLC - Washington Blvd./Bateman Way - Amend General Development Plan (GDP):** To amend the GDP for Harbor Point by replacing the note on the plan to read “Block P7 Permitted Uses: Office and Retail, Public Access, Marina, Parking” and amending the wording of Condition #7.
4. **APPL. #215-04 - SOUTHFIELD PROPERTY, LLC - Text Change:** To Amend DW-D standards regarding maximum building height, minimum front setback, retention of existing structures and exemption of Water Dependent Uses from the calculation of building coverage, ground coverage, public access, preservation of visual resources and landscaping.
5. **APPL. #215-05 - WATERFRONT OFFICE BUILDING, LP - 62, 68 & 78 Southfield Avenue - Map Change:** To rezone 8.15 acres of property from CW-D to DW-D, for property known as Stamford Landing.
6. **APPL. #215-06 - SOUTHFIELD PROPERTY, LLC & WATERFRONT OFFICE BUILDING, LP - 28, 46, 62, 68, 78 Southfield Avenue & 2 Selleck Street - Special Permit, General Development Plan and Coastal Site Plan Review:** To construct 218 units of housing and a boatyard and marina with public access uses on 13.4 acres in a DW-D zone.
7. **APPL. #215-07 - SOUTHFIELD PROPERTY, LLC & WATERFRONT OFFICE BUILDING, LP - 28, 46, 62, 68, 78 Southfield Avenue & 2 Selleck Street - Final Site and Architectural Plans & Requested Uses, Special Exception and Coastal Site Plan Review:** To construct 218 units of housing and a boatyard and marina with public access on approximately 13.4 acres in a DW-D zone.
8. **CSPR-978 - WATERFRONT MAGEE, LLC - 205 Magee Avenue:** To establish a boat storage and repair yard on 3.5 acres in an M-G zone.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #034-16 - JEWISH COMMUNITY CENTER, INC. - 1035 NEWFIELD AVENUE - Special Exception:** Applicant is requesting (1) removal of previous restriction that no “day camp” be allowed; (2) previously approved hours of operation of Zip Lines be expanded FROM Monday - Friday 10:00 a.m. to 6:00 p.m.; TO Monday - Friday 10:00 a.m. to 7:00 p.m. and Sunday 10:00 a.m. to 6:00 p.m. There are no proposed changes to the overall operation, facility, improvements, or number of children.

ZONING BOARD REFERRALS:

ZB APPLICATION #216-12 - RICHARD REDNISS - 22 FIRST STREET (THOMAS GALLAGHER) - Text Change: Proposal to add “Funeral Parlor” (#107) to the permitted as-of-right uses in the M-G (General Industrial) Zoning District in Appendix A-Table II. The addition of a Funeral Parlor as a permitted use is consistent with the existing Crematory (#89) use already allowed as-of-right

PLANNING BOARD MEETING MINUTES:

Meeting of 4/19/16.

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

5/10/16 - Public Hearing

5/17/16