

**AGENDA**  
**STAMFORD PLANNING BOARD**  
**REGULAR MEETING**  
**4TH FLOOR CAFETERIA, GOVERNMENT CENTER**  
**888 WASHINGTON BLVD., STAMFORD, CT**  
**TUESDAY, JUNE 21, 2016**  
**6:30 PM**

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**REQUEST FOR AUTHORIZATION:**

**ATLANTIC GARDEN TRANSIT GROUP - SALE OF CITY OWNED PROPERTIES - 578 & 590 ATLANTIC STREET AND 18 & 19 GARDEN STREET:** Approval of the Residential Real Estate Sales Agreement for the sale of surplus city-owned properties. A portion of the proceeds of this sale will be used toward the next phase of the SUT, pursuant to the agreement with the Federal Transit Administration which states that when federal funds are used to purchase real estate, a nominal portion of the proceeds of any sale is turned to them.

**ZONING BOARD OF APPEALS REFERRALS - SPECIAL EXCEPTION:**

1. **ZBA APPLICATION #050-16 - KING LOW HAYWOOD THOMAS SCHOOL, INC. - 1450 NEWFIELD AVENUE - Special Exception:** This school for Pre-Kindergarten through Grade 12 has been improved with lower, middle and upper school buildings, a performing arts center building, administrative buildings, athletic fields, tennis courts, playgrounds and associated recreational equipment, staff housing and associated driveways and parking areas. The applicant proposes a modification of existing Special Exception approvals to permit an increased enrollment of 30 students, for a maximum student enrollment of 750 students.
2. **ZBA APPLICATION #052-16 - CAROL ANN FEDELE - 678 ERSKINE ROAD - Variance of Article IV, §10(A):** The applicant owns two (2) single family dwellings and is requesting the variance to allow an existing single family second dwelling on the premises to be extended and/or expanded. The extension and/or expansion would include adding a loft to the second floor of a portion of the dwelling and raising the roofline of that portion of the dwelling to match the other portion of the dwelling. The second dwelling exists pursuant to a variance granted in 1961.

**ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #216-29 - 1430 WASHINGTON BLVD. -** The Applicant, T-C Newbury Common LLC (Owner) and Amore Montessori (Lessee), seeks to establish a Child Day Care Center at 1430 Washington Boulevard, Stamford, CT (the "Property"). The Property is located on the west side of Washington Boulevard, between the intersections of North Street to the south and Linden Place to the north. A portion of the site also extends to the west and fronts along West Washington Avenue. It contains 3.17 acres, is located primarily within the P-D zone, with lesser portions located in the R-H and R-5 Zones. The Property is also located within a flood zone.
2. **ZB APPLICATION #215-28 - BUILDING & LAND TECHNOLOGY (BLT) - PARCELS P4 & P5 - 0 WASHINGTON BLVD. - Approval of Site & Architectural Plans and/or Requested Uses:** Applicant is requesting to redevelop the P Blocks within Harbor Point (west of Dyke Lane) and is proposing modifications to the General Development Plan (GDP) to improve the plan.
3. **ZB APPLICATION #216-10 (RE-REFERRAL) - EMPIRE WEST AVENUE, LLC - 220 WEST AVENUE, 18 PIAVE STREET & 143 LEON PLACE - Special Exception & Approval of Site & Architectural Plans and/or Requested Uses:** Applicant is requesting approval to construct 33 residential units of which 3 units will be BMR Bonus Density with a combined lot area totaling 45,899 sq. ft., located in the RM-F zoning district. Also requesting Special Exception under 7G of the Zoning Regulations to allow the height of the perimeter walls and frame to exceed the 6 ft. height requirement for front and side.

4. **ZB APPLICATION #216-05 - 95 WEST BROAD STREET, LLC - 91-95 WEST BROAD STREET - Approval of Site & Architectural Plans and/or Requested Uses:** Applicant is requesting approval to construct three (3) residential condominium buildings with three (3) residential units in each along with associated parking and site improvements for property located at 91-95 West Broad Street. Property is located in the C-L District.

**ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #046-16 - 122-124 BROAD STREET, LLC - 122 BROAD STREET - Variance of Table III, Appendix B:** The applicant would like to add a 632 sq. ft. addition to the rear of an existing one (1) story building, over an existing outdoor dining area. Applicant is requesting a rear yard setback of 14.5 ft. for the proposed addition in lieu of the 20 ft. minimum allowed.
2. **ZBA APPLICATION #048-16 - NICOLE MALCOLM-MANYARA - 322 WEED AVENUE - Variance of Section 10A:** Applicant owns an existing two-family legally non-conforming residence and would like to add a 6 ft. addition to the rear on the first floor and a 16 ft. addition to the second floor. Applicant is requesting the allowance so the second unit of this legally non-conforming two-family residence be extended and expanded in conjunction with the legally conforming unit.
3. **ZBA APPLICATION #051-16 - HIGH RIDGE GULF, LLC - 1484 HIGH RIDGE ROAD - Variance of Section 11.C.2A and Table II, Appendix A:** Applicants owns a gasoline filling station and general automobile repair service and is proposing the use of such station for the sale of used vehicles in a C-N Zone.
4. **ZBA APPLICATION #053-16 - MOHAMMED S. SHARIF - 284 SELLECK STREET - Variance of Table I - Permitted Uses in Residential, Commercial or Industrial Districts:** The applicant owns this single family residence, built approximately in 1925, with an unfinished attic, siding and roofing, and would like to construct a dormer and demolish the rear porch to construct an addition to create additional living space in attic and first floor. Applicant is requesting variance to allow the expansion of Residential Non-conforming space in an M-G Zone where such use is not permitted.
5. **ZBA APPLICATION #054-16 - GINA K. DODGE - 103 WESTOVER AVENUE, STAMFORD, CT (a.k.a. 700 RIVER ROAD, COS, COB, CT) - Variance of Table III, Appendix B:** The applicant owns a single-family dwelling on subject parcel with an in-ground pool and shed. Applicant is proposing an addition which will cross the municipal boundary line resulting in a side yard setback issue to the municipal boundary (not the property boundary) to allow the existing storage area and generator to remain. Applicant is requesting the following: (1) to permit a side yard to the west of 0 ft. in lieu of the required 15 ft.; (2) a side yard to the east of 9.8 ft. in lieu of the required 15 ft. to allow the existing attached storage to remain; (3) a side yard to the east of 12.2 ft. in lieu of the required 15 ft. to allow the existing generator to remain and (4) both side yards of 9.8 ft. in lieu of the required 35 ft. at the closest point.

**PLANNING BOARD MEETING MINUTES:**

Meeting of 6/14/16.

**OLD BUSINESS:**

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

6/28/16 - Cancelled

9/6/16

**NOTE:** The Planning Board will be on hiatus for the month of July. Meetings in August will be held only if necessary.