

AGENDA
REVISED AUGUST 8, 2016
STAMFORD PLANNING BOARD
REGULAR MEETING
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, AUGUST 9, 2016
6:30 PM

PRESENTATION:

1. **ENERGY IMPROVEMENT DISTRICT:** This is a Committee set up under Mayor Malloy that has been working with the City to identify energy efficiency projects where the City can save money.

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:

1. **INTERSECTION IMPROVEMENT PROJECT - PULASKI STREET @ WASHINGTON BLVD.:** Improvement of intersection and adjacent rights-of-way and pedestrian sidewalks and crosswalks which will require a real property acquisition and/or permanent and temporary easement.
2. **WPCA - MAJOR REPLACEMENT - WATER POLLUTION CONTROL FACILITY - 111 HARBOR VIEW AVENUE - PROJECT #CP6904:** This account is used for major repairs of tanks and equipment associated with the treatment of wastewater including pumps, clarifiers, solids handling equipment, etc. The additional appropriation is being requested to supplement the current free balance of \$3,076,065.99 to allow for expenses for: (1) flow distribution improvements, estimated at \$4,100,000.00; (2) replace the Motor Control Center at Thickener Facility, estimated at \$100,000.00; (3) design phase for upgrading the Sludge Degritting System; (4) new equipment purchases, estimated at \$400,000.00; (5) Ops Building HVAC improvements, estimated at \$200,000.00; (6) ladder and guard rail safety improvements, estimated at \$100,000.00; and (7) Shed for the sludge trailers, estimated at \$500,000.00. *Total requested supplemental appropriation amount is \$2,500,000.00.*

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #216-31- LISA LOUER FEINBERG - Text Change:** Applicant would like to amend Subsection #7 (Mixed-Use Commercial Development) of Article III, Section 9-I (Mill River District).
2. **ZB APPLICATION #216-32 - EMPIRE WEST MAIN, LLC; 17 WESTMAIN FRITZ PROPERTIES, LLC & WALTER O. FRITZ - 9, 17, 33 & 43 WEST MAIN STREET & 4 GREENWOOD HILL STREET - Map Change:** The Applicants propose to redesignate the properties from the RM-F zoning district to the MRD-D zoning district.
3. **ZB APPLICATION #216-33 - EMPIRE WEST MAIN, LLC; 17 WESTMAIN FRITZ PROPERTIES, LLC & WALTER O. FRITZ - 9, 17, 33 & 43 WEST MAIN STREET & 4 GREENWOOD HILL STREET - General Development, Final Site Plan, Special Exception and Coastal Site Plan Review:** The Applicants are requesting approval to replace existing non-conforming commercial uses with a new five (5) story mixed-use building located on the southwest corner of Greenwood Hill Street and West main Street. The proposed development includes the removal of existing buildings and the construction of a mixed-use building with 2,300± sq. ft. of ground floor retail space and 110 residential units above as well as indoor and outdoor amenity space, parking and landscaping improvements. Special Exception requests include approval of a retaining wall exceeding six (6) feet in height, a parking requirement of one (1) space per dwelling unit and the waiver of the five (5) foot setback requirement for parking adjacent to a residential building.

4. **ZB APPLICATION #216-27 - WILLIAM J. HENNESSEY, JR. - Text Change:** The Applicant is requesting amendments to Table IV, Appendix B as well as corresponding Footnote Nos. 4, 7 & 8.
5. **ZB APPLICATION #216-28 - ROECO, LLC & ST. JOHN'S ROMAN CATHOLIC CHURCH OF STAMFORD, CONNECTICUT - 245 ATLANTIC STREET (a/k/a 279 ATLANTIC STREET) - Special Exception, Site & Architectural Plans and/or Requested Uses and Coastal Site Plan Review:** The Applicants are requesting approval to construct a new residential building adjacent to the existing St. John's Roman Catholic Church) located at 245 Atlantic Street (a/k/a 279 Atlantic Street) on the northwest corner of Atlantic Street and Tresser Boulevard. The proposed development project consists of 212 apartments, one (1) guest suite and up to approximately 8,000 sq. ft. of retail/flex space as well as 315 parking spaces within an enclosed structured parking garage. Special Exception requests include approval of a large scale development, a Below Market Rate requirement of 6% to be satisfied by an alternative method of compliance, a parking standard of one (1) space per unit of two bedrooms or less and one and one quarter (1.25) spaces of three bedrooms or more, the waiver of a parking requirement for the church and reduced front yard and side yard setbacks.

PLANNING BOARD MEETING MINUTES:

Meeting of 6/21/16.

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meeting is:
9/6/16