

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, SEPTEMBER 27, 2016
6:30 PM

SUBDIVISION REGULATION 3.8 - RECONSIDERATION OF APPROVAL CONDITIONS:

1. SUBDIVISION #3829 - CONDITION #7 - DOMINICK CAVALIERE - 37 RAPIDS ROAD:

On February 18, 2003 the Planning Board approved a 3-lot subdivision on 37 Rapids Road. As was the state law of the time, the Planning Board adopted Condition #7 which states: "In accordance with CGS 8-26c, approval shall expire on February 22, 2008, unless all "work" as said term is defined in CSG 8-26c(b), has been completed by said date (note to appear on final map)," which meant this subdivision expired on February 22, 2008. However, since then the definition of "work" has been clarified as "all physical improvements in the public areas of the subdivision such as construction of roads, storm drainage facilities and water and sewer lines, the setting aside of open space and recreation areas, installation of telephone and electrical services along the subdivision roads, and installation of retaining walls or other structures." Fuller, 9B Conn Prac Bk, Land Use Law & Prac Sec. 50.2 (4th Ed), "Subdivisions; failure to complete improvements."

- 2. SUBDIVISION #3981 - CONDITION #1 - CYTEC - 1937 WEST MAIN STREET:** The Applicant is requesting approval to modify the approved conservation easement area by relocating approximately 8,591 sq. ft. in the northwest corner of Lot B-2. There will be no net reduction in conservation area.

ZONING BOARD REFERRALS:

1. ZB APPLICATION #216-34 - 191 SUMMER STREET, LLC - 191 SUMMER STREET -

Special Exception: Applicant is proposing to convert the professional office space located on the second floor to seven (7) residential studio apartments and the replacement and addition of windows on the second floor.

2. ZB APPLICATION #216-35 - STAMFORD PROJECT, LLC (WESTY SELF-STORAGE) - 80 BROWN HOUSE ROAD - Site & Architectural Plans:

Applicant is requesting approval for the expansion of a self-storage facility that will include an additional twenty-four (24) parking spaces and two (2) additional loading spaces. Property is located in the M-D District.

3. ZB APPLICATION #216-36 - STAMFORD PROJECT, LLC (WESTY SELF-STORAGE) - 80 BROWN HOUSE ROAD - Text Change:

Applicant is requesting to amend subsection of Article III, Section 9 (BBBB, M-D Designed Industrial District).

4. ZB APPLICATION #216-37 - RICHARD REDNISS - 22 FIRST STREET (BDCM REAL ESTATE HOLDINGS, LLC) - Text Change:

Applicant is proposing to amend Section 7-C by adding a new Paragraph #6 to create a standard and means of approval for artistic features that can be located up to a "front" property line in the CC-N, C-G and "C-WD" Zones.

5. ZB APPLICATION #216-38 - BDCM REAL ESTATE HOLDINGS, LLC - 2187 ATLANTIC STREET - Special Exception & Coastal Site Plan Review:

Applicant is proposing to construct an artistic feature along the front of an existing office building and reconfigure the front entrance with a new stair, canopy layout and handicap ramp.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #063-16 - SHELTER FOR THE HOMELESS, INC. - 23 SPRUCE STREET - Variance of Appendix B, Table III: Residential Density:** Applicant has constructed a three-story five unit apartment building. During the permit process the proposed project plans needed to be approved by various City departments. After each department review, the plans were altered to bring the project into code compliance.
2. **ZBA APPLICATION #064-16 - KIURSTAN THOMPSON - 11 RIDGECREST ROAD - Variance of Section 6A (Accessory Buildings):** Applicant would like to install a 20 ft. x 40 ft. in-ground pool.
3. **ZBA APPLICATION #065-16 - STEPHANIE BILENKER - 57 URBAN STREET - Variance of Appendix B, Table III:** Applicant is requesting to build a 10 ft. 1 in. x 3 ft. porch over the front steps.

PLANNING BOARD MEETING MINUTES:

Meeting of 9/6/16.

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meeting are:

10/4/16

10/11/16 - CAPITAL BUDGET