

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
4TH FLOOR - CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, JANUARY 20, 2015
6:30 PM

REQUEST FOR AUTHORIZATION:

Authorization for the acquisition of rights of way, to include full taking of 740 Atlantic Street and partial taking of 745 Atlantic Street; Henry Street @ Atlantic Street intersection improvements; State Project #135-320. This will serve as the Planning Board conducting its Section C6-30-13 Review of Public Works projects.

DISCUSSION & ACCEPTANCE: PUBLIC HEARING DRAFT CAPITAL BUDGET

SUBDIVISION - DECISION:

Subdivision Application #4017 – Brundage Associates, LLC, 88 Mulberry Street and 98 Brundage Street for the re-subdivision of property into four (4) parcels; located on the southwest corner of Mulberry Street (south side) and Brundage Street (west side).

SUPPLEMENTAL CAPITAL BUDGET REQUEST:

Mill River Collaborative anticipates making grants to the City of Stamford in 2015 for construction of the carousel pavilion, the sculptural trellis, the ice skating rink and fountain, and Discovery Center park building. The Collaborative seeks \$12 million in additional appropriations to contribute to the City to fund the construction of these facilities; these funds will come for the Collaborative's capital campaign.

ZONING BOARD REFERRALS:

ZB Application #214-36 Text Change, to amend Article III, Section 10G by allowing historic and nonconforming buildings in R-10 districts for religious and/or educational purposes existing in excess of forty years through Special Exception approval by the Zoning Board.

ZB Application #214-37 Special Exception, Final Site & Architectural Plans, requesting approval of Special Exception, Final Site and Architectural Plans to reuse a nonconforming three-story, 24,000 square foot building and 1,800 square foot outbuilding to provide educational services and student housing while preserving historic elements without creating additional floor area.

ZB Application #214-38, amend Article III, Section 9-C to add paragraph 3.e) school uses – public, non-public, secretarial and vocational and colleges as permitted uses in the IP-D (Design Industrial Park) district.

ZB Application #214-39 Hope Enterprises, LLC, Special Exception, Final Site & Architectural Plans, to construct a one-story retail building on an existing development property on an existing developed property at 1009 – 1011 Hope Street with 2,844 square feet of proposed retail space and 2,629 square feet of storage, 28 parking spaces and associated landscaping in an Village Commercial zone.

ZB Application #215-01 Stamford Zoning Board, Text Change, to amend Article II, Section 3 definitions to add new definitions for five stormwater related terms and to amend Article IV, Section 15-B Soil Erosion and Sediment Control to establish requirements for stormwater management plans; these amendments are necessary to comply with the NPDES Permit in compliance with the MS4 separate storm sewer system issues by the State of Connecticut effective June 4, 2013.

ZB Application #214-33 High Ridge Real Estate Owner, LLC, advisory review return to Planning Board for review and approval for a Text Change to allow as a permitted use, a “Surgery Center/Out Patient” use in a CD District.

PLANNING BOARD MEETING MINUTES:

1. Meeting of 1/6/15

Old Business

New Business