

AGENDA
STAMFORD PLANNING BOARD
4TH FLOOR - CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, APRIL 28, 2015
6:30 P.M.

REQUEST FOR AUTHORIZATION:

RENEW LEASE AGREEMENT FOR HONARABLE JAMES A. HIMES, request to recommend authorizing the City to renew Congressman Himes' lease.

ZONING BOARD REFERRALS:

ZB Application #215-09 WILLIAM J. HENNESSEY, JR., Text Change, to amend Article III, Section 4-AA-11 the Village Commercial District by 1) modifying the maximum building height to four (4) stories and 45 feet and establishing the 12 foot building façade setback above the third story instead of at 32 feet as currently required, 2) by defining a specific standard for parking space dimensions as well a provisions for tandem parking spaces, and 3) modifying the requirement that buildings be constructed at zero setback from the front property line.

ZB Application #215-12 – 72 CUMMINGS POINT ROAD, LLC., Text Change, to Amend Article III, Section 9-C IP-D Design District Industrial Park District by correcting paragraph 3 to read Subsection M and amending paragraph 7 to allow Zoning Board Special Exception approval for reduced 10' street setback requirements for any single story building with a maximum Floor Area Ratio of 0.1.

ZB Application #215-13 – 72 CUMMINGS POINT ROAD, LLC., Special Exception, Site & Architectural Plans and/or Requested Uses and Coastal Site Plan Review, to demolish an existing 1,200 square foot building and construct an new 3,726 square foot single story structure for not-profit use as well as associated site improvements on 5.3 acres in a CAM boundary. Applicant is seeking reduced street setbacks, low density occupancy, and a reduction in parking.

ZB Application #215-10 – SHELTER FOR THE HOMELESS, Special Exception and Coastal Site Plan Review, requesting approval under Section 7.3 special exception uses for historical buildings for an increase in permitted residential density for a fractional unit (0.30) and reduction of parking to 1.00 spaces/unit to convert the building from a two-family to a three-family house in an R-MF district at 104 Richmond Hill Avenue.

ZB Application #214-40 – STRAZZA, Text Change, to Amend Article III, Section 5D by adding a condition 5) that would permit placement of accessory structures used for farm purposes on parcels of 50 acres or more, used as farm land, to be located within the front yard, when meeting certain setback and height standards.

ZB Application #215-11 – STAMFORD ZOING BOARD, Text Change, to amend Article III, Section 7-U and Appendix A, Table II, to establish a local regulatory framework for the palliative use of marijuana pursuant to Chapter 42-f of the Connecticut General Statutes. To establish the appropriate location and operation of medical marijuana dispensaries and production facilities in the City of Stamford to minimize the impact on neighbors while recognizing the essential services these dispensaries and facilities provide.

PLANNING BOARD MEETING MINUTES:

1. Meeting of 4/21/15

OLD BUSINESS

NEW BUSINESS