

REVISED [June 18, 2015]

AGENDA
STAMFORD PLANNING BOARD
4TH FLOOR - CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, JUNE 23, 2015
6:30 P.M.

ZONING BOARD REFERRALS:

1. **ZB Appl. 215-19, 432 Fairfield Avenue - Special Exception (large lot development) and Site/Arch Plan approval:** Former industrial complex and take-out restaurant (all demolished); Proposing to build a multi-tenant indoor industrial storage facility; Propose to separate a portion of the lot - either by subdivision or by combining it with the neighboring property - prior to building permits. The adjustment map or subdivision application will obviously come to you and the Planning Board at that time.
2. **[POSTPONED UNTIL AUGUST OR SEPTEMBER] ZB Application 215-14 - Richard Redniss, LLC - Text Change:** to amend Article III, Section 9-N by adding a Paragraph 1 to allow the time period within which to obtain building for residences in certain developments in R-D Designated Residential Districts to extend in perpetuity provided several conditions are met: (a) BMR requirements have been satisfied, (b) common elements have been completed, and (c) WPCA conditions have been satisfied.
3. **[NEW AGENDA ITEM] ZB Application 215-21 - BOYS & GIRLS CLUB OF STAMFORD, 347 Stillwater Avenue, Special Exception and Final Site & Architectural Plans,** requesting approval of Special Exception and Final Site & Architectural Plans to construct additional programming space and a new gymnasium for a total of 60,580 s.f. at an existing building on 0.86 acres at 347 Stillwater Avenue in an R-6 zone with parking and site improvements. Improvements also to abutting Lione Park with new play equipment, sport courts and multi-purpose fields. Special Exception request under Definition 81.1 "Public Youth Services Agency."
4. **ZB Application 215-11 - Stamford Zoning 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.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA Appl. 030-15, 81 Central Street:** The Applicant is requesting variance of Table III- Appendix B - asking for (1) front yard street setback of 28.7 feet in lieu of 30 feet required; (2) street centerline setback of 48.7 feet in lieu of 55 feet required.
2. **ZBA Appl. 031-15, 18 Flying Cloud Road:** The Applicant is requesting variance of Table III - Appendix A: Rear Steps and Landing - asking for a rear yard setback of 20.8 feet in lieu of 30 feet required; 2nd Floor Addition - asking for a rear yard setback of 24.5 feet in lieu of 30 feet required over an existing 1st floor interior room at southwest corner of house; maintain 32% coverage as per 1989 approved variance granted for an addition constructed in 1989-1990 (25% in lieu of 32%).

3. **ZBA Appl. 033-15, 656 Den Road:** The Applicant is requesting variance of Table III-Appendix B - asking for (1) to rebuild and expand non-conforming accessory structure in front yard [Section 6]; (2) front yard setback of 14 feet in lieu of 40 feet required [current structure is 13.5 feet]; (3) street centerline setback of 33.25 feet in lieu of 65 feet required [See attached letter from Ray Redniss].
4. **ZBA Appl. 034-15, 1425-1435 Bedford Street:** The Applicant is requesting variance of the following: (1) Section 9.D.5.c - 10 foot setback in lieu of 20 feet required; (2) Section 9.D.4.d - 30 square feet per sign in lieu of 78 square feet required; (3) Section 6.A/9.D.5.C(7) - 15.6 feet proposed in lieu of 38 feet required. See attached narrative for further detail on all three requests.
5. **ZBA Appl. 035-15, 1209 Westover Road:** The Applicant is requesting variance of Table III-Appendix B and Section 6A - **Proposed Revised Parcel 1-A:** to allow the existing pool to remain an accessory building in front yard and have a 33.4 foot rear yard setback in lieu of 60 feet minimum allowed; **Proposed Parcel 1-C:** existing dwelling will have an 18.2 foot front yard in lieu of 40 feet minimum allowed; a 19.5 foot side yard in lieu of 25 feet minimum allowed; the garage will have an 18.5 foot side yard in lieu of the 25 feet minimum and an area of 0.831 acres in lieu of the one (1) acre minimum allowed.
6. **ZBA Appl. 037-15, 443 Webbs Hill Road:** The Applicant is requesting variance of Article IV-Section 10 - Expand existing 1729 farmhouse to enlarge bedrooms and kitchen and add additional bathroom.
7. **ZBA Appl. 038-15, 1095 Riverbank Road:** The Applicant is requesting Special Exception (large lot development) and Site/Arch Plan approval - to demolish existing outbuilding and create a new addition connected to main building; redesign parking and driveways to improve bus queueing, vehicular circulation, handicap access and child drop-offs.
8. **ZBA Appl. 039-15, 506 West Main Street:** The Applicant is requesting variance of Table III-Appendix B: Asking for front streetline setback of 17.5 feet in lieu of 25 feet required; centerline setback of 42.5 feet in lieu of 50 feet required; side yard setback of 4.5 feet in lieu of 6 feet required.

PLANNING BOARD MEETING MINUTES:

Meeting of 6/2/15

Meeting of 6/9/15

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings is:

6/30/15

July Planning Board Break