

AGENDA
STAMFORD PLANNING BOARD
4TH FLOOR - CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, AUGUST 11, 2015
6:30 P.M.

ZONING BOARD REFERRALS:

1. **ZB Appl. #215-23 - Orchard K&G Associates, LLC - 17 Belltown Road - Special Exception and Final Site & Architectural Plans:** Requesting approval of Special Exception and Final Site & Architectural Plans to preserve the existing historic structure and construct two additional, attached dwelling units for a total of 2,961.7 square feet, as well as related parking (6 spaces) and site improvements on 0.23 acres at 17 Belltown Road. Special Exception requests under Section 7.3 for Historic Buildings and Section 7-K for Setback Requirements. Separate application filed for map change from R-7-1/2 to C-N.

SUBDIVISION:

1. **Subdivision Application #4024 - Sharon Holdings, Inc.:** 222 Selleck Street for the subdivision of property into two (2) parcels; located on the south side of Selleck Street and the west side of Betts Avenue.

SUPPLEMENTAL CAPITAL APPROPRIATIONS:

1. **Morgan Lofts - Affordable Housing and Zoning Initiative - Project #C4 6580**
Funding for affordable housing from developers who choose to make a payment into this fund rather than constructing some or all of their obligation for affordable housing under Stamford's Zoning Regulations. Payment will be received from Element One LLC, the developer of Morgan Lofts, 111 Morgan Street, in the amount of \$3,245,462.50. The appropriated funds will be used to finance affordable housing development at Metro Green III per "Resolution of the Zoning Board" December 1, 2014.
2. **Citywide Roadway Correction - Project #C5 6119 - \$50,000.00**
Intersection improvements of Taylor Reed Place/Mapple Tree Avenue @ Courtland Avenue
3. **Citywide Signals - Project #C5 6174 - \$150,000**
Replace traffic signal at the intersection of Cove Road @ Willowbrook Avenue.
4. **Roadway Design & Reconstruction - Project # CP 1281 - \$150,000.00**
Establish a continuous sidewalk on the east side of Morgan Street & south side of Strawberry Hill Court and crosswalk with pedestrian signals at Hoyt Street & Bedford Street.
5. **Interdistrict K-8 Magnet School - Project #C3 B502 - \$318,607.00**
Sewer connection fees.
6. **Dyke Lane Pump Station - \$2,800,000.00**
This project is to dedicate funding towards upgrade of the Dyke Lane storm water pump station at the Stamford Hurricane Barrier. The Dyke Lane pump station was built 1968. It pumps storm water across the hurricane barrier so as to prevent/alleviate flooding in the drainage basin in the south end of the Washington Blvd. and Pacific Street corridors. The pump station is a critical infrastructure for the economical viability of the southend. An

engineering condition and needs assessment study was conducted to evaluate the station. The Federal Economic Development Administration has approved a grant of \$800,000 to be used towards improvements/upgrade to the station. The recommendations in the study report for upgrade will provide for a standby generator, new electrical switchgear to comply with latest National Fire Protection Association codes, isolate/seal the wet well/collection well from the pump controls, provide external access to the wet wells and building repairs.

REQUEST FOR AUTHORIZATION:

1. Proposed Residential Real Estate Sales Agreement

Proposed Residential Real Estate Sales Agreement between the City of Stamford and Innis Arden Golf Club, Inc., which sets forth the purchase, by Innis Arden, of real property commonly known as 0 Fairfield Avenue.

PLANNING BOARD MEETING MINUTES:

Meeting of 7/21/15

PRESENTATION TO THE BOARD:

Presentation and acceptance of final report for the Long Ridge/High Ridge Corridors Study prepared by Vanasse Hangen Brustlin, Inc.

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meeting is 8/25/15