

**AGENDA**  
**STAMFORD PLANNING BOARD**  
4TH FLOOR - CAFETERIA, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT  
TUESDAY, AUGUST 25, 2015  
**6:30 P.M.**

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**REQUEST FOR EXTENSION OF TIME TO FILE:**

**SUBDIVISION APPLICATION #4012 - G&T HIGH RIDGE ASSOCIATES, LLC:** Request for a 90 Day Extension of Time to file Final Map.

**SUPPLEMENTAL CAPITAL APPROPRIATIONS:**

1. **Citywide Roadway Correction - Project #C5 C119** - Intersection improvements of Taylor Reed Place/Mapple Tree Avenue @ Courtland Avenue to improve traffic operation specifically truck turning to and from Courtland Avenue & Taylor Reed Place, with enhanced crosswalks, and pedestrian ramps & improve signal operation to improve safety. The City Carting's payment schedule is as follows: July 2015 - \$50,000; August 2015 - through April 2016 a monthly payment of \$16,000, and the final payment of \$6,000 in May 2016 to satisfy Zoning Board condition of approval of \$200,000 toward off-site improvements.
2. **Citywide Signals - Project #C5 6174** - Install a new traffic signal at the intersection of High Ridge Road @ Bradley Place.

**ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA Appl. #042-15 - David Epprecht - 1442 Shippan Avenue:** Amend Table III; Appendix 3: Variance 2.4 of the Stamford Zoning Regulation R-10 District - Requesting (1) a front street setback of 22.7 feet in lieu of 40 feet required; and (2) a street centerline setback of 42.7 feet in lieu of the 65 feet required.
2. **ZBA Appl. #044-15 - Barry Place Ventures - 23 Barry Place:** Requesting a 3 foot setback in lieu of the 10 feet required for sign placement. Location of signs will be along the front yard of the building, near the street, at our east and west side entrance/exists. There will still be 13 feet of grass between the street curb and the signs. A total of 2 signs are affected.
3. **ZBA Appl. #045-15 - Fabrizio & Barbara Zichichi - 214 Westover Road:** Applicant is requesting a variance of Section 6A - Accessory Buildings, of the Stamford Zoning Regulations to permit the construction of a 2 bay garage in what is considered to be the front yard.
4. **ZBA Appl. #043-15 - Teresa Zelewska - 6 Andover Road:** Amend Table III; Appendix B - requesting (1) front streetline setback of 25.1 feet (on Andover Road); 25.5 feet (on Middlebury Street) in lieu of the 30 feet required; (2) front street centerline setback of 50.1 feet (on Andover Road); 50.5 feet (on Middlebury Street) in lieu of 55 feet required; and (3) a side setback of 4.4 feet in lieu of 6 feet required.
5. **ZBA Appl. #048-15 - R&S Realty & Development, LLC - 198 Cold Spring Road:** Amend Section 7.1.D (Flood Prone Area Regulations, Provisions for Flood Hazard Reduction) to permit the existing dwelling to be as low as 8.4 feet below the Base Flood Elevation where 35.5 feet is required and as low as 9.4 feet below the Mean Elevation Standard where 36.5 feet is required.
6. **ZBA Appl. #047-15 - Rodrigo O. Jova - 501 Elm Street (Lot A):** Amend Table III; Appendix B - Requesting (1) front streetline setback of 13.8 feet in lieu of 15 feet required; and (2) requesting frontage of 46.75 feet in lieu of 50 feet required.

7. **ZBA Appl. #049-15 - Randall Mirque - 111 Four Brooks Road:** Amend Section 6-C to allow an accessory building to be 6.5 feet from the porch.
8. **ZBA Appl. #046-15 - Ahuja Holdings, LLC - 831 & 833 High Ridge Road:** Special Exception to build a single structure clinic (7,701 sq. ft.) with associated parking.

**PLANNING BOARD MEETING MINUTES:**

Meeting of 8/11/15

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

Next regularly scheduled Planning Board meeting is 9/1/15 - Public Hearing