

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING - 6:30 - 6:55 P.M.
PUBLIC HEARINGS - 7:00 P.M.
4TH FLOOR - CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, SEPTEMBER 1, 2015

REGULAR MEETING: 6:30 to 6:55 p.m.

ZONING BOARD REFERRALS:

1. **Application #215-26 - SHD GLENBROOK GARDENS, LLC & JOSEPH GALLUZZO & MARIA ISABELLA GALLUZZO, Text Change:** Propose to amend Article III, Section 4-AA-11.3-h for the Village Commercial District by adding language to exclude basement space for ground floor commercial use not exceeding FAR of .1 from maximum floor area ratio calculation.
2. **Application #215-27 - SHD GLENBROOK GARDENS, LLC & JOSEPH GALLUZZO & MARIA ISABELLA GALLUZZO, 504 Glenbrook Road, Special Exception and Final Site & Architectural Plans:** Requesting approval of Special Exception and Site & Architectural Plans to construct a mixed-use building with 2,251 sq. ft. of ground floor commercial space and 44 residential units with site and parking improvements and 5 BMR units, in a Village Commercial District.

PUBLIC HEARINGS: 7:00 p.m.

Proposed changes to property to the Master Plan Map implement the findings of the Glenbrook/Springdale Transit-Oriented Development Study accepted by the Planning Board at its June 30, 2015 meeting.

MASTER PLAN AMENDMENT #421 - GLENBROOK: To amend portions of the Master Plan Map of the City of Stamford to change to Category 6, Commercial - Neighborhood Business the following generally described properties:

- **Proposed Change #1: That portion of property now in Category 4, Residential, Medium Density, Multifamily to change to Category 6, Commercial - Neighborhood Business.**
Church Street: Property fronting on the south side of Church Street and ending at Center Street, known as 21, 27, 37 and 45 Church Street.
- **Proposed Change #2: That portion of property now in Category 7, Commercial Arterial to change to Category 6, Commercial - Neighborhood Business.**
Hope Street: Property fronting the western side of Hope Street, known as 266, 268, 272, and 290 Hope Street.
Property fronting the eastern side of Hope Street, known as 275, 291, and 301 Hope Street.
Colonial Road: Property fronting the southern side of Colonial Road, known as 30 Colonial Road.

MASTER PLAN AMENDMENT #422 - SPRINGDALE: To amend portions of the Master Plan Map of the City of Stamford to change to Category 6, Commercial - Neighborhood Business the following generally described properties:

- **Proposed Change #1: That portion of property now in Category 2, Residential Low Density Single Family to change to Category 6, Commercial - Neighborhood Business**
Clearview Avenue: Property fronting the northern side of Clearview Avenue, known as 11 Clearview Avenue

- **Proposed Change #2: That portion of property now in Category 3, Residential Low Density Multifamily to change to Category 6, Commercial - Neighborhood Business**
Hope Street: Property fronting the western side of Hope Street, known as 878 and 882 Hope Street
- **Proposed Change #3: That portion of property now Category 13, Industrial General to change to Category 6, Commercial - Neighborhood Business**
Fahey Street: Property fronting the northern side of Fahey Street, known as 14, 22, 26, and 34 Fahey Street
Cushing Street: Property fronting the northern side of Cushing Street, known as 14, 18, and 20 Cushing Street
Property fronting the southern side of Cushing Street, known as 19, 21, and 27 Cushing Street
Hyde Street ; Property fronting the northern side of Hyde Street and the southern side of Greenway Street, known as 11 and 23 Hyde Street

ZONING BOARD OF APPEALS REFERRALS:

1. **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.
2. **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.

PLANNING BOARD MEETING MINUTES:

Meeting of 8/25/15

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meeting is 9/15/15