

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
4TH FLOOR - CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, SEPTEMBER 29, 2015
6:30 PM

REQUEST FOR AUTHORIZATION:

Historic Properties Exchange Announcement: Historic “Tiny Houses” (1870s) for Relocation - 200 Strawberry Hill Road, Stamford, CT: Two small National Register cottages built to house staff of grand estates during Stamford’s nineteenth century heyday as a fashionable resort must be relocated or salvaged for the planned conversion of the former Sacred Heart Academy into a public school. The City-owned cottages are being offered for \$1 for sale as is and removal from the site by the buyer. As a second alternative, the cottages are also being offered for historic salvage.

ZONING BOARD REFERRALS:

1. **ZB Application #215-29 - Westside Development Partners, LLC - 1937 West Main Street (Lot B-2) - Text Change:** Applicant is requesting a change to the existing Definition 45.2 Home Center and to add Home Center as a permitted use by Special Exception approval of the Zoning Board in the M-L District.
2. **ZB Application #215-30 - Westside Development Partners, LLC - 1937 West Main Street (Lot B-2) - Special Exception:** **Application for Special Exception and Site Plans/Requested Uses** - Requesting Special Exception and Site Plan approval to construct a 115,420+/- square foot building for use as a “Home Center” with a 28,118 square foot garden center as well as a smaller 7,605 square foot retail/industrial/flex building with associated parking and site improvements. The subject property is located in the M-L Zoning District with an address of 1937 West Main Street (Lot B-2). Specific Special Exception requests include approval of a “Home Center” in the M-L Zoning District (Appendix A, Table II, as amended by the proposed text amendment), a new non-residential structure with gross floor area of over 20,000 square feet and the creation of over 100 parking spaces (Section 7.5 Large Scale Development) as well as approval of a pole sign of no more than 100 square feet (Section 13-I-6).

SUBDIVISION:

Subdivision #4023 - 432 Fairfield Avenue, LLC & Buddy’s Domain, LLC - Application for the subdivision of 2.05 acres of land jointly owned in the M-G District located at 432 Fairfield Avenue with frontage on Fairfield Avenue and Liberty Place. The proposed subdivision will enable 432 Fairfield Avenue, LLC to own the westerly 1.14± acre portion of the site and Buddy’s Domain, LLC to own the easterly 0.92± acre portion.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA Appl. #052-15 - St. Bridget’s Roman Catholic Church - 278 Strawberry Hill Avenue:** Special Exception - Modification of existing floor and site plans of previous Special Exception application to include adjustments to shape of building, additional doorway, step, walkway, rail, covered entry and slab and associated retaining wall and grading to house air conditioning equipment of linear and area dimensions set forth in the plans submitted herewith.

2. **ZBA Appl. #050-15 - TAP Capital Partners, LLC - 125 Turn of River Road:** Variance of Table III- Appendix B: Applicant is requesting (1) street line of 7.4 ft. in lieu of the 40 ft. minimum allowed; (2) street center of 32.4 ft. in lieu of the 65 ft. minimum allowed; (3) side yard of 2.8 ft. in lieu of the 10 ft. minimum allowed; and (4) building coverage of 22.6% in lieu of the 20% maximum allowed.
3. **ZBA Appl. #051-15 - Roman Banka - 75 Wild Duck Road:** Variance of Section 6 - Accessory Buildings: Applicant is requesting allowance of a generator to be located in the front yard of a corner lot in a residential zone (RA-1). Generator to be approximately 40 ft. from the street lot line and 15 ft. from the dwelling.
4. **ZBA Appl. #053-15 - Chris & Shanon Viteretto - 103 Belltown Road:** Variance of Table III- Appendix B - Applicant is requesting a side yard setback of 2.8 ft. in lieu of 6 ft. required.

PLANNING BOARD MEETING MINUTES:

Meeting of 9/15/15

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meeting are:

10/6/15 - Regular Meeting

10/13/15 - Regular Meeting

10/14/15 - Special Meeting for the Boatyard Project to be held at Westover Elementary School.