

**AGENDA**  
**STAMFORD PLANNING BOARD**  
**REGULAR MEETING**  
4<sup>TH</sup> FLOOR - CAFETERIA, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT  
TUESDAY, SEPTEMBER 23, 2014  
**6:30 PM**

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**Presentation to the Board:**

**Mill River Collaborative** will update the planning board on the park's next phases and schedules and will brief the board on how the Mill River Park Master Plan was created to fulfill and is being implemented to achieve key objectives of the Stamford Master Plan.

**Zoning Board Referrals:**

1. **ZB Appl. 214-22 Century Plaza Investor Associates, LLC and Seaboard Residential LLC, 100 Prospect Street, Text Change**, the applicants are requesting a text amendment to Section 10-H-2 of the Stamford Zoning Regulations related to parking for nonconforming commercial buildings converted for residential use. The application seeks to apply a parking standard of 1.0 space per dwelling unit for studio and one bedroom units in the Downtown Core Master Plan Category.
2. **ZB Appl. 214-23 Century Plaza Investor Associates, LLC and Seaboard Residential LLC, 100 Prospect Street, Modification of Special Exception (Appl. 207-07/08)**, the applicants are requesting a modification of an existing Special Exception approval to apply a parking standard of 1.0 space per dwelling unit for studio and one bedroom units in the Downtown Core Master Plan Category for property located at 100 Prospect Street.
3. **ZB Appl. 214-21 Kevin Romano, 965 Hope Street, Special Exception, Final Site Plan and Architectural Plans**, the applicant is requesting approval of a special exception and site plans to construct a mixed-use development with ground level retail and 14 residential units in a Village Commercial (VC) district with site improvements and parking at 965 Hope Street.

**Amend Subdivision Condition #5940, 242 Four Brooks Road**

The applicant is requesting that the Planning Board to amend the recorded subdivision plan recorded in 1956 depicting a 50 foot by 200 foot strip reserved for a future street, and this strip separates Lot A-18 (242 Four Brooks Road) and Lot A-17 (218 Four Brooks Road); this land was never accepted by the City for use as a street. If granted, the applicant would be able to tear down the existing house and build a new house with setbacks of one front yard and two side yards; whereas with the easement in place the applicant technically has two front yards with extra setback requirements.

**Zoning Board of Appeals Referrals:**

- A. **ZBA Appl. 057-14 2691 Long Ridge Road**, the applicant is requesting the following variance of Table III, Appendix B for relief of the side yard setbacks of 8.5 feet in lieu of 35 feet required, total side yard setback of 13.9 feet instead of 70 feet required, front yard setback of 47.9 feet in lieu of 60 feet required, and total coverage of 14% instead of 10% allowed for this undersized lot established in 1935 prior to existing zoning requiring two acres per lot.
  
- B. **ZBA Appl. 058-14 5 Hickory Road**, the applicant is requesting variances to Section 6-A & D, Accessory Buildings to allow a non-conforming accessory structure to be rebuilt and remain in the front yard; in addition, asking for relief of height and length requirements.

**Planning Board Meeting Minutes:**

- 1. Meeting of 9/2/14
- 2. Meeting of 9/9/14

***Old Business***

***New Business***