

**REVISED AGENDA  
STAMFORD PLANNING BOARD  
REGULAR MEETING  
7<sup>th</sup> FLOOR LAND USE CONFERENCE AREA  
888 WASHINGTON BLVD., STAMFORD, CT  
TUESDAY, JUNE 25, 2013  
7:00 P.M.**

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***Zoning Board Referrals:***

1. **Application 213-15 – CCMCR HS 700 Canal Street, LLC; CCMCR HS 850 Canal Street, LLC; CCMCR HS 880 Canal Street, LLC; Canal Street Harbor Square, LLC; Zoning Map Amendment,** to rezone approximately 1.72 acres from M-G to CW-D Zone located at 850 Canal Street in Block No. 25.
2. **Application 213-16 – RICHARD REDNISS, Text Change,** to amend Article III, Section 4-AA-10 of the CW-D Coastal Water-Dependent District Zoning Regulations, subparagraph 10.2-b to add office, multi-family residences and senior housing to authorized uses and to amend subparagraph 10.5-b regarding the criteria for Special Exceptions and non-water dependent use ratios and subparagraph 10.8 redevelopment and adaptive reuse standards for gross floor area, residential density, and location and setback of parking. To Amend Article III, Section 7.3, subparagraph D to add CW-D Coastal Water-Dependent District to districts needing a Special Exception for Historic Building approval by the Zoning Boards.
3. **Application 213-20 – CCMCR HS 700 Canal Street, LLC; CCMCR HS 850 Canal Street, LLC; CCMCR HS 880 Canal Street, LLC; Canal Street Harbor Square, LLC; Special Exception, Site & Architectural Plans and/or Requested Uses and Coastal Site Plan Review,** proposes to construct a small addition to the existing lobby at 700 Canal Street and to remove a percentage of an existing two-story building at 860 Canal Street and to permit the adaptive reuse and restriping of parking areas located on properties known as 700, 850, 860 and 880 Canal Street in the CW-D Zone to create organization, conformity, and safety improvements to existing buildings covering approximately 7.9 acres with various uses. Applicant requests Special Exceptions to continue existing uses, add the proposed lobby addition and reduce or waive the parking standards associated with all properties.

***Zoning Board of Appeals Referrals:***

4. **ZBA Appl. 045-13 – 179 Vine Road,** requesting variance of the side yard setback of 2.1 feet in lieu of the 15.0 feet required in the R-20 Zone. (Note: PB approved the variance request for this applicant for a side yard setback of 1.6 feet in lieu of the 15.0 feet required at their April 30, 2013 meeting).
5. **ZBA Appl. 048-13 – 70 Auldwood Road,** requesting a variance of Article III, Section 6-A to allow installation of an accessory structure (stand-by generator) in the front yard 2.7 feet from the front property line on Lanell Drive, 2.7 feet from the front property line in

lieu of the 30.0 feet required, and located 27.7 feet from the front street center line in lieu of the 55.0 feet required in the R-7½ Zone.

6. **ZBA Appl. 049-13 – 33 Phaiban Lane**, requesting a variance to add bay windows with a side yard setback of 15.6 feet in lieu of the 20.0 feet required, and a total side yard setback of 31.5 feet in lieu of 35.0 feet required; to construct proposed addition with a side yard setback of 16.9 feet in lieu of 20.0 feet required, and a total side yard setback of 32.8 feet in lieu of 35.0 feet required in the R-20 Zone.

***Planning Board Meeting Minutes:***

7. Meetings of 6/4/13 and 6/18/13

***Old Business***

8. **ZBA Appl. 043-13 – 680 East Main St.**, requesting a variance to allow an architectural cornice to encroach into the setback, requiring 0.0' in lieu of the 8.5' allowed, and a variance of Article IV, Section 12-C to allow parking spaces on the property line in lieu of the 10.0' setback required in the C-G Zone.

The members decided to hold the item until the next PB meeting, and asked Ms. McKenna to determine how many spaces they are planning to locate on their property and where in relation to the adjacent church parking lot they would be established, and how vehicles will access the lot.

9. **ZBA Appl. 047-13 – 29 South Lake Drive**, requesting a variance to construct an addition requiring 44.0' in lieu of 60.0' street line setback and 69.0' in lieu of the 85.0' street center line setback required in the RA-2 Zone.

The members decided to hold the item until the 6/18/13 PB meeting, because the proposed addition is a garage with a second floor that includes a central play room with a kitchen (refrigerator, dishwasher and kitchen sink – and space for a stove). The legality of the 2<sup>nd</sup> kitchen needs to be determined, and the members are looking for assurance that the addition not be rented as an apartment.

***New Business***