

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
4th FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD. STAMFORD, CT
TUESDAY, SEPTEMBER 17, 2013
6:00 PM

Request for Authorization:

1. **Capital Project Reduction Recommendation & Request for Capital Appropriation**, for the reduction of C20052 (Wedgemere Road Sewers) in the amount of \$200,000, to be applied towards CP22045 (Carriage Drive Sewers).

Subdivision:

2. **Subdivision #4009, The Greyrock Companies, LLC** for subdivision of the property into three parcels on Newfield Ave.

Zoning Board Referrals:

3. **ZB Appl. 213-19 – 467 West Main Street Associates, LLC & AutoZone, Inc.**, requesting approval of a special exception per Appendix A, Table II, Item 60 to operate a retail automotive parts and equipment store which specifically excludes automotive service in a C-L Zone.
4. **ZB Appl. 213-24 – Estate of Samuel J. Heyman – Special Exception, Site & Architectural Plans and Coastal Site Plan Review**, requesting special exception for Large Scale Development to construct two, one-story buildings; one for a 14,561 sf retail CVS drug store and one for a 3,290 sf retail building, and associated site improvements on approximately 2.01 acres in the M-G Zone in a coastal area, known as 537 Canal Street.

Zoning Board of Appeals Referrals:

5. **ZBA Appl. 056-13 – 2530 High Ridge Road**, a variance to allow a two-story addition with a street line setback of 25.0' in lieu of 40.0' required and a front street centerline setback of 55.0' in lieu of the 65.0' required in the R-A1 Zoning District.
6. **ZBA Appl. 058-13 – 9 Ralph Street**, variances of Section 6, paragraph A to locate an air conditioning (AC) unit platform 6.3' from the side lot line in lieu of the 10.0' required and to allow an existing trellis in the rear yard to be 3.0' from the side lot property line in lieu of the 5.0' required; of Section 7, paragraph D to allow an existing deck to be 3.0' from the side lot line in lieu of the 7.0' required; of Table III, Appendix B to allow 15.7' for total side yard setback in lieu of the 17.0' required for existing deck, 22% coverage in lieu of 20% required, and to allow 19.0' for total side yard setback for the AC unit platform in lieu of the 20.0' required in the R-10 Zoning District. This project is also subject to a Coastal Site Plan Review.

7. **ZBA Appl. 059-23 – 271 Guinea Road**, a variance to allow the addition of a mud room and laundry room with a street line setback of 22.5' in lieu of the 60.0' required and a street centerline setback of 43.0' in lieu of the 85.0' required in the R-A2 Zoning District.

Request for Authorization:

8. **License and Public Improvements agreement between the City of Stamford and Waterfront Magee LLC and the Strand/BRC Group LLC** for the licensing of City-owned land in connection with the development and operation of a boatyard at 205 Magee Ave. According to the agreement, in exchange for the granting of property rights by the City, Waterfront Magee and Strand/BRC Group would be responsible for certain proposed public improvements to City-owned parks and facilities.

Planning Board Meeting Minutes:

9. Meetings of 8/20/13, 8/27/13 & 9/3/13

Old Business

New Business