

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
7TH FLOOR CONFERENCE ROOM
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, SEPTEMBER 23, 2008
7:30 PM

Walkable Stamford: Recommendations for Creating A Pedestrian Friendly Downtown, Josh Lecar Transportation Planner to present study.

Zoning Board Referrals:

208-27 – Text Amendment, RICHARD W. REDNISS, to amend Subsection 7-S(14) “Amenity: Ground Floor Retail” to include retail use of basements and hotel common areas; to amend Section 12-D-8(a) to authorize parking reductions for hotels; to amend Appendix B, Footnote 8 to delete the additional setback requirement for dwelling units within buildings which include ground floor retail in the CC-N and C-G Districts; and to amend Appendix B, Footnote 23 to reduce the parking standard for in-fill hotels in the CC-N District to one space for every two hotel rooms where shuttle services are provided; and to amend Definition 39.2 “Floor Area” to exclude stairwells in mixed use buildings.

208-29 – Special Exception, THOMAS L. RICH (ATLANTIC HOTEL & RESIDENCES, 275 Summer St. and 1, 35-37& 23 Atlantic St., requesting approval of Special Exceptions to construct a mixed-use building containing one hundred (100) hotel rooms, fifty-four (54) residential apartment units, 10,554 square feet of retail and 4,692 square feet of commercial office space in a fifteen story building with structured parking, involving three separate properties. Requested Special Exceptions include:

- i. Large Scale Development – Section 7.5
- ii. Conformity with Architectural Review Design District – Section 7.6
- iii. Modification of existing Marriott Courtyard Special Exception (201-13)
- iv. Zero (0) foot rear setback and 86% building coverage (Footnote 7)
- v. Hotel parking reduction to 0.5 spaces per guest room or suite, and residential parking reduction to 1.25 spaces per unit
- vi. Residential density of 400 square feet of land area per family
- vii. FAR bonuses for ground floor retail and for reduced parking garage bulk
- viii. Satisfaction of child play area requirement off-site or by payment of a fee
- ix. Satisfaction of the BMR requirement by a fee-in-lieu payment.

Zoning Board of Appeals Referrals:

- a) **ZBA #074-08 of Timothy & Sofia Byrnes**. For a Special Exception to expand a Family Day Care Home into a Group Daycare for a residence located at 143 Minivale Road.
- b) **ZBA #075-08 of Moshe S’hemtov**. For variances of building coverage and front yard setbacks to construct a two-story addition to a home located at 770 High Ridge.
- c) **ZBA #076-08 of Camp Avenue, LLC**. For a Special Exception for adaptive reuse of an existing mixed-use industrial / commercial building for a Child Day Care use in the M-L zone, for a property located at 72 Camp Avenue.

Subdivisions:

- d) **Sub. Appl. #3968 of Olga Rego.** For an extension of time to record the subdivision map.
- e) **Sub. Appl. #3976 of Louise Meiere Dunn and Hildreth Dunn.** For an extension of time to record the final map.
- f) **Sub. Appl. #3973, Theresa Court.** For a second 90-day extension of time to record the final map.

Minutes of Approval:

August 26, 2008

September 3, 2008

Old Business:

Sub. Appl. #3927, 4 Lots Donal Bosak & Noelle Ward. For modification of the terms of approval of the subdivision.

New Business: