

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, APRIL 25, 2017
6:30 P.M.

REQUEST FOR AUTHORIZATION:

1. **RECONSTRUCTION OF ATLANTIC STREET & REPLACEMENT OF METRO-NORTH RAILROAD BRIDGE NO. 08012R - Memorandum of Agreement between The Federal Highway Administration, the Connecticut State Historic Preservation Office, Connecticut Dept. of Transportation & the City Of Stamford:** This project consists of the demolition and replacement of the existing Metro-North Railroad bridge over Atlantic Street in the City of Stamford. The removal of the bridge will allow for widening of Atlantic Street between South State Street and Manhattan Street to match the lane number and width of the existing roadway immediately north and south of the bridge. It will make improvements to the vertical and horizontal under-clearance of the bridge, thus eliminating the vehicle height restrictions imposed by the existing structure. Replacement of the bridge will include removal of the steel bridge structure, the removal and replacement of the brownstone bridge abutments, and the installation of a new pre-fabricated bridge.
2. **DISCONTINUANCE OF A PORTION OF STANLEY COURT TO FACILITATE DEEPLY AFFORDABLE HOUSING PROJECT:** The portion of Stanley Court being considered for discontinuance would be part of donated property used to build 54 units of deeply affordable rental housing units.
3. **AFFORDABLE HOUSING PRODUCTION - RESOLUTION TO APPROVE THE DONATION OF CITY-OWNED PROPERTY:** This resolution is for the donation of property located at 72 Franklin Street (the "Property") and a portion of Stanley Court adjacent to the Property which is under request for discontinued use (the "Additional Parcel"). Garden Homes Fund and Inspirica have agreed to partner to build 54 units of deeply affordable rental housing on a site that would be created by assembling the Property and the Additional Parcel with adjacent properties at 68, 76 & 80 Franklin Street to be donated by Garden Homes Foundation to Inspirica for this purpose.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #217-10 - RICHARD W. REDNISS (22 1ST CORP.) - 22 FIRST STREET - Text Change:** To amend Section 7-K and Section 9-B (B-D Designated Business District), Subsection 3-c.
2. **ZB APPLICATION #217-11 - UB NEWFIELD GREEN, LLC - 565 NEWFIELD AVENUE - Site & Architectural Plans and/or Requested Uses:** Applicant is requesting approval to construct a new gas station and associated one-story (1,990 sq. ft.) convenience/retail building proposed in the area previously occupied by the Mobil station.
3. **ZB APPLICATION #217-12 - RICHARD W. REDNISS (22 1ST CORP.) - 22 FIRST STREET - Text Change:** To amend Article III, Section 4 – List of Districts, Subsection AA - District Regulations, by adding No. 12 General Industrial (M-G) District and No. 13 Light Industrial (M-L) District.
4. **ZB APPLICATION #217-13 - BRT MANAGEMENT - 432 FAIRFIELD AVENUE - Special Exception and Site & Architectural Plans and/or Requested Uses:** Applicant is proposing to construct a self-storage facility (49,590 sq. ft.) with interior parking on the lower level and other associated site improvements on the ±1.14 acres property. Property is located within the M-G zoning district.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #011-17 - STAMFORD BAPTIST CHUCH - 602 HIGH RIDGE ROAD - Special Exception [Article V, Section 19(3); Article III, Section 4AA; and Appendix A, Table I- Permitted Use No. 9]:** Stamford Baptist Church owns the existing church structure which also houses over six (6) classrooms and offices. Applicant is requesting to use the classrooms as a daycare center hosting 60 children with operating hours from 7:30 a.m. to 6:00 p.m. Monday through Friday. The daycare center will provide pick up and drop off services, all meals and educational activities.
2. **ZBA APPLICATION #012-17 - ROBERT McCARTHY - 54 MAYFLOWER AVENUE - Variance of Table III, Appendix B:** Applicant owns a single family residence and would like to construct a two (2) family residence on new Lot #1-B with an area of 10,730 sq. ft. Applicant is requesting a front yard of 16 ft. in lieu of 50 ft. required.
3. **ZBA APPLICATION #015-17 - AMELAINE REALTY COMPANY, INC. - 1026-1034 HIGH RIDGE ROAD - Variance of Article III, Section 10A/Section 12C/Section 12D:** The applicant owns property that is 13,267 sq. ft. with a commercial building built in 1956 used as a retail shopping center with retail and restaurant tenants. There is an asphalt parking lot on three (3) sides of the building with twenty-two (22) striped spaces; nine (9) of which encroach on Olga Drive. Applicant is asking for: [1] a total of thirteen (13) standard sized parking spaces to serve the property where up to 27 spaces are required by current standards; [2] to allow nine (9) existing parking spaces located on the northerly side of the property to be located 0 ft. from Olga Drive in lieu of the 10 ft. required; and [3] to allow the continuation of nine (9) existing, non-conforming parking spaces located on the northerly side of the property which are substandard as to length and width and which transgress the existing property line and encroach on the City of Stamford right-of-way known as Olga Drive.
4. **ZBA APPLICATION #016-17 - MATTHEW & MONICA WOODS - 214 VAN RENSSELAER - Variance of Table III, Appendix B:** Applicant owns a single family residence with a wooden deck on the side and rear yard and a brick patio in the rear. Applicant is requesting: (1) a side yard setback of 18.7 ft. in lieu of 20 ft. required; (2) total side yard setback of 29.5 ft. in lieu of 35 ft. required [31.5 ft. existing]; and (3) building coverage of 23.2% [minus 200 ft. deck allowance per Definition #15 Building Area = 21.2%] in lieu of 15% required. [21.1% existing]
5. **ZBA APPLICATION #018-17 - NICHOLAS J. DIDELOT - 96 WHITE BIRCH LANE - Variance of Table III, Appendix B:** Applicant owns a single family residence with a patio and front porch. Applicant is requesting: (1) a front street line setback of 30.5 ft. in lieu of 40 ft. required; and (2) a street centerline setback of 55.3 ft. in lieu of 65 ft. required.
6. **ZBA APPLICATION # 019-17 - MARK & KIM SENERCHIA - 52 TODD LANE - Variance of Table III, Appendix B (Schedule of Requirements for the R-10 Zone):** Applicant owns a single family, ranch style residence which is legally non-conforming as it relates to the Maryanne Lane street line. Applicant would like to construct two (2) additions with the first one to square off the rear of the residence no closer to the street line of approximately 7 ft. 10 in. x 16 ft. 8 in. and the second at the front of the residence encroaching no closer than already existing of approximately 2 ft. x 5 ft. Applicant is requesting: (1) a front yard of 12.5 ft. from the rear addition in lieu of the 40 ft. required; (2) a front yard to street center of 37.5 ft. in lieu of the 65 ft. required; (3) a front yard of 38 ft. from the front addition in lieu of the 40 ft. required; and (4) a street centerline from the front yard of 63 ft. in lieu of the 65 ft. required.
7. **ZBA APPLICATION #020-17 - CHARLES & CARMEN FAILLA - 151 WELLINGTON DRIVE - Variance of Table III, Appendix B:** Applicant owns a single family residence and would like to install a generator and an underground propane tank. Applicant is requesting a side setback of 14 ft. for the generator in lieu of 20 ft. required. No variance is required for the propane tank but is included for reference.

8. **ZBA APPLICATION #022-17 - NORTH STAMFORD CONGREGATIONAL CHURCH (“NSCC”) - 31 CASCADE ROAD - Special Exception [Article V, Section 19(3); Article III, Section 4AA and Appendix A, Table I-Permitted Use No. 41]**: NSCC owns a multifunctional community hall which is approximately 85 ft. x 36 ft. (±3,100 sq. ft.) and was established in 1925. Gray Farms Nursery School would like to relocate to the community hall on September 1, 2017. Gray Farms was established in 1954 and hosts 28-30 children to be taught and cared for by four (4) employees. Hours of operation are 8:15 a.m. to 3:00 p.m. Monday through Friday. Approximately half of the children will be dropped off 30-45 minutes in advance of the second half. Pick up in the afternoon is scattered in the same 30-45 minute range with some children departing at midday.

PLANNING BOARD MEETING MINUTES:

Meeting of 04/04/17

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meeting is:
05/09/17