

**AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, AUGUST 7, 2018
6:30 P.M**

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #218-34 - CONGREGATION AGUDATH SHOLOM - 301 STRAWBERRY HILL AVENUE - Special Exception and Site & Architectural Plans and/or Requested Uses:** Applicant is proposing renovations to the existing building consisting of an expanded lobby, a new coat room classroom space and revised parking and drop-off design. Reconstruction as a result of the RMS joint development. Property is located within the RM-1 Zone.
2. **ZB APPLICATION #218-35 & #218-36 - 819 EAST MAIN STREET, LLC and PAUL & MARILYN BURRIESCI - 819, 821, 823, 825 & 827 EAST MAIN STREET and 27, 29 & 31 LAFAYETTE STREET - General Development Plan ("GDP") & Special Exception and Map Change:** Applicant is proposing to demolish a retail commercial building and three (3) residential dwellings to construct, in the same space, a residential building containing sixty-three (63) apartments, ground floor retail/flex amenity space and on-site parking. Applicant is also seeking a map change from present Zone C-I to proposed zoning district MX-D.
3. **ZB APPLICATION #218-39 & #218-40 - BDCM REAL ESTATE HOLDINGS, LLC - 2187 ATLANTIC STREET - Text Change and Special Exception:** Applicant is proposing to amend Article IV, Section 10-K (Non-Conforming Uses) and is also proposing to transform the existing penthouse into a collaborative work space and amenity area with several conference rooms and casual open meeting spaces. The renovation will extend the penthouse out to meet the building façade and enclose the dead space in between. The proposal will also create outdoor meeting and amenity space on either side of the penthouse.

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:

1. **AFFORDABLE HOUSING/ZONING INITIATIVE - PROJECT #C46580:** Funding in the amount of \$805,648.00 for affordable housing sourced from payments from developers who have received Zoning Board approval to make a payment into this fund rather than satisfying some or all of their obligations to assist affordable housing with on-site units under Stamford's Inclusionary Zoning Regulation. Accordingly, as per Zoning Board Certificate #217-30, RMS Colonial Road, LLC is providing a "fee-in-lieu" payment to complete satisfaction of Condition #4.
2. **VETERAN'S PARK - PROJECT #CP5602:** Full renovation of the park in the amount of \$2,000,000.00 includes rearrangement of the monuments along a timeline, placing them in historical order; tiered amphitheater seating, new pavers throughout, plaza/thoroughfare/event space featuring a center star, each point for one of the five branches of the military; new entrance that is open and welcoming with a gateway sign; new landscaping, lighting and site amenities (benches, etc.).
3. **MILL RIVER IMPROVEMENTS - PROJECT #CP0050:** Funding in the amount of \$370,000.00 for the transport and disposal of impacted soil generated by the construction of the ice rink at Mill River Park.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #026-18 - FRANKLIN J. RUDD REVOCABLE TRUST - 111 & 113 WESTHILL ROAD - Variance of Section 4-AA-1.2a and Table III, Appendix A:** Applicant owns two (2) single-family homes with a pool and pavilion. Applicant is requesting to consolidate the two (2) lots and allow both existing single-family detached homes to remain and construct a garage addition with living space above.
2. **ZBA APPLICATION #027-18 - KECE PROPERTIES - 148 TOMS ROAD - Variance of Section 2A and Section 7I of the Stamford Zoning Regulations:** Applicant owns a presently vacant parcel measuring 6,314.94 sq. ft. and is proposing to construct a single-family dwelling. Under Sections 2A and 7I, applicant is requesting a merger of parcels with an area or width less than prescribed for a lot in a district which was under single ownership.
3. **ZBA APPLICATION #028-18 - RAMON MARTINS - 33 MOHEGAN AVENUE - Variance of Table III, Appendix B:** Applicant owns a one (1) story single-family residence where an existing shed and finished basement have been removed. Applicant is seeking to construct a second story addition over the existing footprint (23 ft. 8 in. x 33 ft. 8 in.); extend the chimney above the second story as per the Building Code and extend the front porch across the entire front of the house into the side yard and construct the second story porch over the first story. Applicant is requesting: (1) rear yard setback of 17.9 ft. in lieu of the 30 ft. required; (2) side yard setback of 3.8 ft. in lieu of the 6 ft. required to allow the second story addition and first & second story front porch additions; and (3) side yard setback of 1.7 ft. in lieu of 6 ft. to the chimney (Section 7d of Zoning Code to allow chimney).
4. **ZBA APPLICATION #029-18 - ARTUR WAWRZONKIEWICZ - 38 CRANE ROAD - Variance of Table III, Appendix B:** Applicant owns a two (2) story, three (3) bedroom, two and a half (2½) bath single-family residence with a one (1) story addition. Applicant is seeking to construct a 7 ft. x 3 ft. 9 in. entry way to be constructed around the existing landing at front of the house. Applicant is requesting: (1) a front streetline setback of 36.8 ft. in lieu of the 40 ft. required; and a street centerline setback of 61.8 ft. in lieu of the 65 ft. required.
5. **ZBA APPLICATION #030-18 - WSD US, LLC - 299 LONG RIDGE ROAD (a.k.a. 295 LONG RIDGE ROAD) - Variance of Article IV, Section 10A and Appendix B, Table III:** Applicant owns an existing non-conforming restaurant and shed in an R-7½ zone. Applicant would like to expand by adding a coat closet and storage area with a total area of 293 sq. ft. Applicant is also seeking a front yard setback of 18 ft. in lieu of the 40 ft. required.

PLANNING BOARD MEETING MINUTES:

6/19/18

OLD BUSINESS:

SUBDIVISION #4007 - BORIS & HELEN MILOSLAVSKY - 35 & 41 BERRIAN ROAD - EXTENSION OF TIME: Applicant is requesting a two (2) year Extension of Time to perform the work due to issues with the original architect hired. That architect has been released and the applicant has contracted a new architect and they are ready to begin.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

August 28, 2018

September 17, 2018 (Monday) - SPECIAL MEETING IF NEEDED - Board of Finance Conference Room

September 25, 2018