

AGENDA
STAMFORD PLANNING BOARD
SPECIAL MEETING
6TH FLOOR - SAFETY TRAINING ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
WEDNESDAY, NOVEMBER 18, 2015
6:30 PM

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #215-35 - CHILDCARE LEARNING CENTERS, INC. - Special Exception and Site Plan/Requested Uses:** Applicant is requesting Site Plan and Special Exception approval under Section 7.2 and 19.3 of the Zoning Regulations of the City of Stamford to operate a “Child Day Care Center” on property located at 137 Henry Street (also known as the Lathon Wider Community Center) in the R-MF (Multi-Family Design District) Zone. A Child Day Care Center may be permitted by Special Exception in the R-MF Zone under Section 9.G.4 of the Zoning Regulations of the City of Stamford.
2. **ZB APPLICATION #215-36 - MYRTLE AVENUE APARTMENTS, LLC - 148 Myrtle Avenue - Special Exception and Site Plan/Requested Uses:** Applicant is requesting approval to preserve an existing historic structure, currently used as a legal nonconforming rooming house, by converting it into two (2) residential units and constructing an additional three (3) residential townhouse units in the rear of the property, pursuant to the standards set forth in Section 7.3 (Special Exception Uses for Historic Buildings). The Applicant is also requesting special exception approval to locate parking within five (5) feet of a building used for residential purposes in accordance with Section 12-B-1 of the Zoning Regulations. The subject property has an address of 148 Myrtle Avenue and is located in the RM-F (Multiple Family Residence District) zoning district and Master Plan Category 4 (Residential - Medium Density Multifamily).
3. **RBS AMERICAS PROPERTY CORP. & CITY OF STAMFORD - Referral of Amendment to Mill River Corridor Project Plan:** Applicants are requesting an amendment to the Mill River Corridor Project Plan in connection with a proposal to redevelop an assemblage of properties on both sides of Clinton Avenue, just north of Richmond Hill Avenue and enable the extension of Mill River Park. The proposed amendments are intended to ensure the Zoning Regulations maintain control over land use matters and to update associated references and maps in accordance with these changes.

PUBLIC HEARING - 7:30 P.M. – POSTPONED & TO BE RESCHEDULED

4. **RBS AMERICAS PROPERTY CORP. & CITY OF STAMFORD - Application for an Amendment of the Stamford Master Plan:** Applicant is requesting to change the Master Plan designation for a portion of properties located on the west side of Clinton Avenue between Tresser Boulevard and Richmond Hill Avenue from Category 14 (Open Space – Public Parks) to Category 5 (Residential – High Density Multifamily). The new dividing line will coincide with the “limit of work” for the Mill River Park extension. The applicants are also requesting approval of new language in Category 5 and Category 14 to ensure the Mill River Design District zone may be assigned to these Master Plan categories. **POSTPONED & TO BE RESCHEDULED**

ZONING BOARD REFERRALS:

5. **ZB APPLICATION #207-12 AND 207-13 MOD ERST METRO TOWER, LLC (METRO GREEN) - Lot A, Lot G, Lot L, Lot P, 433 Washington Boulevard, 84 Henry Street, 717 Atlantic Street and 429 Washington Boulevard (BLOCK 21) - Amended General Development Plan (GDP), Special Exception, Amended Final Site & Architectural Plans and Coastal Site Plan Review:** Applicant is requesting a modification to Condition No. 15 of the General Development Plan, Special Exception and Coastal Site Plan Review approvals (ZB Application #207-12 and #207-13) to permit the same number of extensions permitted in the Transportation Center Design District (TCDD) zone.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

12/8/15 - 4th Floor Cafeteria

12/15/15 - 4th Floor Cafeteria