

**AGENDA**  
**STAMFORD PLANNING BOARD**  
**SPECIAL JOINT MEETING - BOARD OF REPRESENTATIVES 4TH FLOOR CHAMBER**  
**REGULAR MEETING - 4TH FLOOR CAFETERIA**  
GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT  
TUESDAY, DECEMBER 1, 2015  
6:00 PM

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**SPECIAL JOINT MEETING - 4TH FLOOR BOARD OF REPRESENTATIVES CHAMBER:  
BOARD OF REPRESENTATIVES, BOARD OF FINANCE AND PLANNING BOARD.**

Regular Planning Board meeting will start five (5) minutes after the Special Joint Meeting.

**SMITH HOUSE:** The City of Stamford has reached a preliminary agreement with Center Management Group to lease the Smith House and continue to operate it as a skilled nursing facility. As there was an anticipated closure of the facility, all residents will be able to remain and former residents who had moved out during the past month will be able to return to Smith House. Center Management Group will offer equivalent employment (full-time, part-time, seasonal or per diem, as applicable) to current Smith House employees who satisfy standard qualification criteria applied by Center Management Group at other skilled nursing facilities it operates.

**REQUEST FOR AUTHORIZATIONS:**

**DEMOLITION OF THE CONVENT BUILDING - 200 STRAWBERRY HILL AVENUE:** The Convent Building, located at 200 Strawberry Hill Avenue, was built in 1964. It has been determined that the building is not feasible for renovations to be used within the new school development plan. In connection with the development of the property as a new IB Interdistrict Magnet School, Engineering recommends the demolition of the building.

**ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #055-15 - 71 & 91 STRAWBERRY HILL AVENUE - Variance of Section 6A-Accessory Building in a Front yard and Section 6D-Maximum Building height and Maximum Stories:** Applicant owns a multi-family condominium complex with 436 units and is proposing to build a three-level parking garage with an area of 69,400± sq. ft., inclusive of proposed building ramp. Requesting (1) 24.5 ft. upper parking deck height in lieu of 15 ft. minimum allowed; (2) 28 ft. top of parapet wall height in lieu of 15 ft. minimum allowed; (3) three-story accessory building in lieu of one-story minimum allowed; and (4) to allow existing non-confirming parking to remain.
2. **ZBA APPLICATION #056-15 - 656 HIGH RIDGE ROAD-Variance of Table III-Appendix B - Street Line & Street Center:** Applicant owns a 1½ story dwelling and is proposing a 35 ft. x 12 ft. second story dormer addition over the southern portion of the existing dwelling. Applicant is requesting a 25.7 ft. street line in lieu of the 40 ft. minimum and a 50.7 ft. street center in lieu of the 65 ft. minimum.
3. **ZBA APPLICATION #57-15 - 20 FRIAR TUCK ROAD - Variance of Table III - Appendix B:** Applicant owns a single-family home and would like to expand bathroom. Applicant is requesting a 30.0 ft. total side yard setback in lieu of 35.0 ft. minimum and for building coverage of 15.3% in lieu of 15% required.

4. **ZBA APPLICATION #058-15 - 3 WEED CIRCLE - Variance of Table III - Appendix B:**  
Applicant owns a single-family home and is proposing an addition of 60 sq. ft. of enclosed living space which will be elevated above flood hazard elevation and removal of the basement and installation of stairs to access the first floor. Applicant is requesting (1) existing front setback of 27.5 ft. to remain in lieu of 30 ft. required [Note: proposed stairs and open landings may extend 6 ft. into front yard - i.e. 24 ft. from property line]; (2) Rear setback of 27.2 ft. from new building addition in lieu of 30 ft. required [Note: existing home is 21.7 ft. from rear lot line]; (3) Rear setback of 18.7 ft. from proposed deck stair extension in lieu of 24 ft. required [Note: existing stairs are 20.0 ft. from rear lot line].
  
5. **ZBA APPLICATION #059-15 - 724 PACIFIC STREET & 5 WOODLAND PLACE - Variance of Table III - Appendix B - Schedule of Requirement for Area, Height & Bulk of Buildings:**  
Church of God of Stamford is a 32 ft. x 60 ft. masonry church with a two-story frame residence and a 77.1 sq. ft. frame storage shed. Applicant would like to remove existing residence and shed and extend church to 32 ft. x 80 ft. Applicant is requesting (1) a building area of 39.92% in lieu of the 30% allowed. [The building area is currently 44.49%]; and (2) front yard setback (side street) of 8.8 ft. in lieu of the 15 ft. allowed. **TABLED UNTIL JANUARY 12, 2016**
  
6. **ZBA APPLICATION #060-15 - 1054 COVE ROAD - Variance of Table III-Appendix B-Section 2.4 Minimum Front Yard & Minimum Lot Size:** Applicant owns a single family dwelling with an attached garage on a lot size of 6,417 sq. ft. (pre-existing and non-conforming). Applicant would like to add small entrance breezeway to front (Cove Road) and expand kitchen area and is requesting: (1) front yard setback on Cove Road of 24.7 ft. in lieu of 30 ft. required; (2) front yard setback on Island Heights Drive of 15.2 ft. in lieu of 30 ft. required; (3) street centerline setback of 49.4 ft. on Cove Road in lieu of 55 ft. required; and (4) street centerline setback of 40.2 ft. on Island Heights Drive in lieu of 55 ft. required.

**DISCUSSION:**

- Capital Budget Tiers

**PLANNING BOARD MEETING MINUTES:**

Meetings of 11/17/15 & 11/18/15

**OLD BUSINESS:**

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

12/8/15

12/15/15

No meetings on 12/22/15 & 12/29/15 due to holidays