

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES
TUESDAY, APRIL 9, 2013
7TH FLOOR LAND USE CONFERENCE AREA,
GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chairperson, Roger Quick, Claire Fishman, Zbigniew Naumowicz and Jay Tepper. Present for staff was Todd Dumais, Principal Planner and David Killeen, Associate Planner.

Mrs. Dell opened the Regular Meeting at 7:00pm and announced that Alternates, Mr. Tepper and Mr. Naumowicz would be seated as regular voting members for absent Regular Members Williams and Totilo.

Supplemental Capital Appropriation:

Mrs. Fishman moved to add an additional capital appropriation request to the agenda. Mr. Tepper seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Fishman, Tepper and Naumowicz).

Milton Puryear, Executive Director Mill River Park (MRP), spoke to the Board Members about making a grant of \$6.5 million to the City. He explained that the funds come from pledges to Mill River Park over the last 3 to 5 years. The MRP needs to begin construction on the park so the funds will go into an account which can be audited and tracked by the City.

Mr. Quick discussed an area along Washington Blvd used for staging of construction materials and asked what the plan was for this site? Mr. Puryear explained this was a former development site they acquired for \$5 million and at the time their contract with the City didn't cover this parcel. The goal is to incorporate this into the Park. The Park will open in May 2013 with the Carousel and Ice Rink following in 3-5 years.

Mr. Quick moved to recommend approval of the appropriation. Mr. Naumowicz seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Fishman, Tepper and Naumowicz).

Digitization & Preservation of Local Documents Ferguson Library Requesting \$320,000 supplemental capital appropriation to convert and print copies of local historical documents into digital format for preservation and public access.

Mrs. Dell provided a synopsis of the request, outlined the Board's previous priorities and explained this appropriation was not picked up by the Mayor.

After further discussion, Mrs. Fishman moved to recommend approval of the appropriation. Mr. Tepper seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Fishman, Tepper and Naumowicz).

Zoning Board of Appeals Referrals:

ZBA Appl. 020-13 – Gary Brown requesting Special Exception Approval for a new Child Day Care Center of up to 120 children to be located at 925 Long Ridge Road in a R-10 District.

Mr. Dumais described the background of the application to the Board.

Richard Redniss, for the Applicant, described what happened at the Traffic Advisory Commission. He outlined the neighborhood support of this application and it facilitates the dead-ending of Vineyard Lane. The neighbors have pursued for months preventing cut-

through traffic. They've come up with a click to enter system but no regular traffic can get through. He discussed the options about where to dead-end the road. They meet all regulations and are seeking no variances.

Mrs. Dell said she didn't see a need to close the road as part of this proposal; that can be a separate issue. She feels that should be a separate issue on its own based on a quality of life issue.

Mr. Quick had concerns about consistency, how the Board handles these applications and noted the similar application for 120 Child Day Care which the Board denied on High Ridge Road, which was also on a dead-end street. The Board discussed traffic backup and flow.

Mr. Naumowicz asked for the definition of dead-end? He also was concerned with this process.

Mr. Tepper said he says the day care application and the gate as two separate issues and he is not sure how this complies with the Master Plan. There are many day care centers on the Ridge Roads and he's also concerned about traffic.

Mrs. Dell felt the same concerns about a day care center and the Master Plan and is concerned about quality of life. This is a situation that should be addressed as part of the Master Plan update: looking at Day Care Centers and their locations.

Mrs. Fishman asked why parking was in the front rather than in the rear.

Mr. Redniss spoke about each application standing on its own merits. He explained the other side of Long Ridge Road has a different set of circumstances. This application fully conforms to the Master Plan.

Mrs. Dell said she feels 120 students at this location is excessive and not consistent with the neighborhood. Mr. Redniss explained how parking in front was situated to not affect sounding single family homes. He described how staffing meets regulations.

Mr. Tepper expressed his general aversion to proposals that end up in a fight between neighbors. Mrs. Dell then asked Mr. Dumais to highlight sections of the Master Plan which address this application. Mr. Dumais discussed several sections of the Master Plan and how this application was not consistent with them

Mr. Quick noted it would be a tough decision to make a decision consistent with past decisions. Mrs. Dell asked for a motion.

Mr. Tepper moved to deny the application due to inconsistency with the Master Plan, traffic concerns and the current update to Master Plan. Mr. Quick seconded the motion and the application was denied 3:1 with the eligible members present voting, (Dell, Quick and Tepper voting to deny; Naumowicz voting in favor and Fishman not voting because she had not been present at the last meeting).

ZBA Appl. 024-13 – Mr. & Mrs. Osowiecki requesting variances of front yard setbacks to permit new additions to an existing single-family home located at 23 Mitchell Street in a R-7 ½ district.

After a brief discussion, Mr. Tepper moved to recommend approval of the variance. Mr. Quick seconded the motion and it passed unanimously with the eligible members present voting, 4-0 (Dell, Quick, Tepper and Naumowicz; Fishman not voting because she had not been present at the last meeting). Mrs. Dell asked Staff to make a note in the transmittal addressing the driveway property line encroachment.

Planning Board Meeting Minutes:

Meeting of 3/26/13 - Mr. Quick moved to approve the minutes as submitted. Mr. Tepper seconded the motion and it passed unanimously with the eligible members present voting, 4-0 (Dell, Naumowicz, Quick and Tepper; Fishman not present at meeting to vote).

New Business

Mrs. Dell announced that Cynthia Reeder's request to speak to the Board was granted. Mrs. Reeder described the property on Magee as open space or a "park" according to all records. The land was conveyed to the City as part of parkland and deeded as property to be preserved as open space. The land was not zoned as a Park and the zoning map and Master Plan map created a set of inconsistencies. She stated that it was her hope that the Planning Board could sponsor a request to bring this issue forward and make the Zoning and the Master Plan consistent as this parcel on Magee is a very special one.

Mr. Dumais asked if other parkland that was in conflict with the Master Plan was also included in this proposed request. Ms. Reeder answered that she is asking for this particular application because it is ready to go.

Mrs. Dell announced that the Board would discuss this request in detail at a future date.

Mr. Dumais announce that the Zoning Enforcement Officer was unable to make tonight's meeting and his presentation would be tabled to a future date.

Mr. Tepper gave a on the SWRPA director's resignation..

Mr. Dumais provided the Board with an update on the selection process for the Springdale / Glenbrook TOD studies.

There being no further business, Mrs. Dell adjourned the meeting at 8:40 pm.

Respectfully Submitted,

Clare Fishman, Secretary
Stamford Planning Board

Note: These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.