

STAMFORD PLANNING BOARD  
REGULAR MEETING  
MINUTES, TUESDAY, MARCH 25, 2014  
4<sup>TH</sup> FLOOR CAFETERIA, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

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Stamford Planning Board Members present were: Theresa Dell, Chair, Zbigniew Naumowicz, Jay Tepper, and Michael Totilo. Claire Fishman was absent. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner.

Ms. Dell called the meeting to order at 7:02 p.m. Ms. Dell announced that since Ms. Fishman was absent, and that Mr. Naumowicz was voting on all items tonight. Mr. Totilo ran late and came at 7:10 p.m. and as such did not vote on the first item.

**Request for Authorization:**

1. **CostaFoods:** Operating agreement pursuant to RFP No. 627 for operating of food concession facilities at Cummings Beach, Cove Beach, West Beach and Terry Conners Ice Rink. Ernie Orgera, Director of Operations made a brief presentation outlining the benefits of the City entering into an agreement with Costa Foods for operating the food concession facilities at these four facilities. After a brief discussion, Mr. Quick moved to recommend that the City agree to enter this lease agreement with Costa Foods to operate the food concessions at Cummings Beach, Cove Beach, West Beach and Terry Conners Ice Rink, and that this request is consistent with the adopted 2002 Master Plan; Mr. Tepper seconded the motion and it passed unanimously with eligible members present voting, 4-0 (Dell, Naumowicz, Quick, and Tepper).

**Referral to the Zoning Board**

*Bill Hennessey and Lisa Feinberg with Carmody Torrance Sandak & Hennessey for the applicant have requested to speak on these two items that are interconnected.*

1. **ZB Appl. 213-28 Fuller Development, LLC and The First Presbyterian Church of Stamford, CT, TEXT CHANGE**, to amend Article III, Section 9-D R-H Designed District regulations, subsection 9-D-4-d (signage), subsection 9-D-5-c-7 (front yard setback from street centerline), and subsection 9-D-5-c-8-a (shared parking). William Hennessey with Carmody Torrance Sandak & Hennessey made a presentation first on the required Text Changes (and on the proposed 175 unit apartment building on Morgan Street, which are interconnected). In order for the applicant to gain approval for the Special Exception below they are required to amend the Zoning Code to allow different signage, clarify what is required for front yard setback from street centerline, and authorize shared parking for the secondary commercial use that is part of this application. After a brief discussion, Mr. Tepper moved to recommend to the Zoning Board approve these Text Changes, and that this request is consistent with the adopted 2002 Master Plan; Ms. Fishman seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Naumowicz, Quick, Tepper and Totilo).
2. **ZB Appl. 213-29 Fuller Development, LLC and The First Presbyterian Church of Stamford, CT, 1101 Bedford Street, SPECIAL EXCEPTIONS**, 175 residential units and associated site improvements in one building along Morgan Street in the RH Designed District. Special Exceptions requested include BMR “fee-in-lieu”, ground floor neighborhood commercial use, reduced setback from Morgan Street, parking reduction, shared parking and parking beneath a building. William Hennessey with Carmody Torrance Sandak & Hennessey made an extensive presentation, along with

Sam Fuller the developer on the proposed 175 unit apartment building on Morgan Street. After a discussion by the Board, Mr. Totilo moved to recommend to the Zoning Board approve these Special Exceptions, and that this request is consistent with the adopted 2002 Master Plan Category No. 5: Residential – High Density Multifamily; Mr. Naumowicz seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Naumowicz, Quick, Tepper and Totilo).

***Old Business***

The Board discussed what was the objective for the April 1<sup>st</sup> working meeting with the Master Plan consultants (BFJ) and staff; specifically the desire for the discussion to not be filtered but to provide information to the consultants in order to make the Master Plan a working document that will provide guidance to all Boards – but specifically the Planning Board.

***New Business***

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 9:00 p.m.

Respectfully Submitted,

Claire 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 7<sup>th</sup> floor of Government Center, 888 Washington Boulevard, during regular business hours.