

STAMFORD PLANNING BOARD  
REGULAR MEETING  
APPROVED MINUTES, TUESDAY, AUGUST 26, 2014  
4<sup>TH</sup> FLOOR CAFETERIA, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

---

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

Ms. Dell, Chair called the meeting to order at 6:35 p.m., and announced that Ms. Fishman, and Mr. Totilo were absent for tonight's meeting, which means that Mr. Levin and Mr. Naumowicz would be voting on tonight's items.

**BAYPOINTE, 112 SOUTHFIELD AVENUE**

- A. **ZB Appl. 214-12 Richard W. Redniss, Text Change**, the applicant proposes the following text changes to the Designed Waterfront (DW-D) District to: (1) Increase maximum ground coverage from 50% to 60%; (2) Increase the maximum off-site infrastructure bonus from .20 to .50 floor area ratio (FAR); (3) decrease minimum side yard setback to zero (0) or four feet; (4) Establish lower parking standards; (5) Establish a new standard for calculating below market rate (BMR) bonus densities and increase the maximum density; (6) Preserve the view corridor up to 50%; (7) Specify landscaping buffers; and (8) Delete Alternative Standards. Mr. Richard Redniss of Redniss & Mead made a presentation of the need for these text changes with the assistance of Ms. Jackie Kaufman, Esq. of Carmody Torrance Sandak & Hennessey. After some discussion and questioning by the Board, Mr. Quick moved to recommend that the Zoning Board approve these text amendments in Zoning Board Application #214-12; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Naumowicz, Quick, and Tepper).
- B. **ZB Appl. 214-13 Belpointe Capital, LLC, Map Change**, the applicant proposes to change approximately 3.09 acres of property located at 112 Southfield Avenue, Block #25 from C-WD to DW-D, which includes 0.09 acres of Southfield Avenue measured to the U.S. Harbor. Mr. Richard Redniss of Redniss & Mead made a presentation of the need for this map change with the assistance of Ms. Jackie Kaufman, Esq. of Carmody Torrance Sandak & Hennessey. After some discussion and questioning by the Board, Mr. Tepper moved to recommend that the Zoning Board approve this map change in Zoning Board Application #214-13; Mr. Levin seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Naumowicz, Quick, and Tepper).
- C. **ZB Appl. 214-14 Belpointe Capital, LLC, Special Exception, Final Site Plan, General Development Plan and Coastal Site Plan, 112 Southfield Avenue**, the applicant requests approval of Special Exceptions, Final Site Plan, General Development Plan and Coastal Site Plan to construct a multi-family residential development consisting of 109 apartments (four one-bedroom units and 105 two-bedroom units) with associated parking, amenities, landscaping, drainage and public access to the waterfront on approximately three acres in the

Designed Waterfront Development (DW-D) district. Baypointe proposed development, 112 Southfield Avenue also includes the need for approval of a Special Exception, Final Site Plan, General Development Plan and Coastal Site Plan (C). Mr. Richard Redniss of Redniss & Mead made a presentation the Special Exception, Final Site Plan, General Development Plan and Coastal Site Plan, showing the Board that is one of the last parcels available under the Designed Waterfront District designation with the assistance of Mr. William Hennessey and Ms. Jackie Kaufman, Esq. of Carmody Torrance Sandak & Hennessey. From a planning perspective, this request is consistent with the Master Plan 13 Category: Mixed-Use Shorefront. Ms. Dell read into the record the letter from Ms. Jane Freeman regarding the cooperation that this developer has undertaken with the Stamford Landing Condominium Association to address residents' concerns. After some discussion and questioning by the Board, Mr. Naumowicz moved to recommend that the Zoning Board approve Zoning Board Application #214-14; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Naumowicz, Quick, and Tepper).

**ZB Appl. 214-17 High Ridge Real Estate Owner LLC, Text Change**, the applicant proposes to: (1) Amend Article II, Section 3A, Definition 98.1 (Surgery Center/Out Patient) to clarify the term "gross floor area" and that authorization of special exceptions for said use exceeds 15,000 square feet rests with the Zoning Board; (2) Amend Article III, Section 9, BBB.3.a. to exempt emergency generators not exceeding eight feet in height, setback a minimum of 23 feet from the property line and adequately screened, from the calculation of non-porous surface area coverage in the C-D District; (3) Amend Article III, Section 9, BBB.2.a. to permit a Surgery Center/Out Patient as a permitted use in the C-D Designed Commercial District; and (4) Amend Article III, Section 9 BBB.3.c. to require that emergency generators in the C-D District have a minimum of 23 feet setback from the boundary line of a residential district. Mr. John Casey, Esq. Attorney for Robinson & Cole made a presentation of the need for these text changes with the assistance of Anne Campbell, AICP, Land Use Analyst Attorney for Robinson & Cole. The Board suggested the following for the Zoning Board's consideration: a. Add "emergency generators" to the list of permitted supplemental and accessory buildings and uses under Section 9, BBB.2.b. revise the requested language under Section 9, BBB.2.a. for the Zoning Board to evaluate the height and set back requirements for each application, Planning Board's suggestion is "emergency generators maximum height and setback requirements will be determined by the Zoning Board at the time of the application"; and delete the language requested under Section 9, BBB.3.c. "Emergency generators shall be located a minimum of 23 feet from the boundary line of a Residential District." After some further discussion and questioning by the Board, Mr. Quick moved to recommend that the Zoning Board approve these text amendments in Zoning Board Application #214-17; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5 -0 (Dell, Levin, Naumowicz, Quick, and Tepper).

## **CHARTER OAK COMMUNITIES, STILLWATER AVENUE AND MERRELL AVENUE**

A. **ZB Appl. 214-19 Richard W. Redniss, Text Change**, to amend Article III, Section 7-R, subparagraphs (f) and (g) to include language allowing an exemption from building coverage for one-story parking decks provided they are not more than five feet above the access street and to allow five story buildings, and 65 feet for 7-R sites within the RM-F district. Mr.

Richard Redniss of Redniss & Mead made a presentation of the need for these text changes. After some discussion and questioning by the Board, Mr. Tepper moved to recommend that the Zoning Board approve these text amendments in Zoning Board Application #214-19; Mr. Levin seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Naumowicz, Quick, and Tepper).

- B. ZB Appl. 214-20 The Housing Authority of the City of Stamford (d/b/a Charter Oak Communities), Stillwater Avenue and Merrell Avenue, Special Exception and General Development Plans**, the applicant requests approval of Special Exceptions and General Development Plans to construct Phase II of onsite revitalization along Stillwater Avenue and Merrell Avenue. Construction of 78 apartments in a five-story mixed use building with 21,000 square foot commercial space along with site improvements, BMR units, 181 parking spaces, landscaping and amenities on 1.89 acres in an R-MF district. Special exceptions include exception from building coverage with one-story parking decks and five-story building and 65 feet height allowance for 7-R sites within the RM-F district. Mr. Richard Redniss of Redniss & Mead made a presentation the Special Exception, and General Development Plans. From a planning perspective, this request is consistent with Master Plan 4 Category: RESIDENTIAL—Medium Density Multifamily. After some discussion and questioning by the Board, Mr. Quick to recommend that the Zoning Board approve Zoning Board Application #214-14; Mr. Naumowicz seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Naumowicz, Quick, and Tepper).

**ZB Appl. 213-34 – BLCR HOLDINGS, LLC, Special Exception**, the applicant is requesting approval of a Special Exception under Section 7.3-D-2-d to allow preservation of historic buildings serving as real estate offices in an R-20 residential area at 817-819 Long Ridge Road. Jim Murphy, Esq., attorney with Gregory and Adams, P.C. with the assistance of Mr. Richard Redniss of Redniss & Mead made a presentation on this application requesting approval of a Special Exception under Section 7.3-D-2-d to allow preservation of historic buildings serving as real estate offices in an R-20 residential area at 817-819 Long Ridge Road. Mr. Woods stated that from a planning perspective, this request is consistent with the Master Plan 2 Category: RESIDENTIAL—Low Density Single-Family. After some discussion and questioning by the Board, Mr. Tepper to recommend that the Zoning Board approve Zoning Board Application #213-34; Mr. Naumowicz seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Naumowicz, Quick, and Tepper).

**Planning Board Meeting Minutes:**

1. Meeting of 8/5/14: Ms. Dell stated that since she and Mr. Naumowicz were both not in attendance that they would not be voting, after a brief discussion, Mr. Levin moved to recommend approval of Planning Board Minutes of August 5, 2014; Mr. Tepper seconded the motion; and it passed unanimously with eligible members present voting 3-0 (Levin, Quick, and Tepper).

***Old Business***

No new business.

*New Business*

Ms. Dell and Mr. Woods announced that the Capital Budget process was going to start in the next month. We are working on setting up a meeting with the Administration with ideas on how to make this a smoother process.

Mr. Tepper reported that as of December 31, 2014, SWRPA would be no more and the regional planning agency would now be Western Connecticut Council of Governments, and there would be two Metropolitan Planning Organizations (transportation planning and Federal funding) – Southwest Region MPO and Housatonic MPO. Mr. Tepper also suggested that we find a mechanism to determine the monetary value of concessions to developers in lost revenues.

Mr. Quick pointed out that the Planning Board meetings were still not being published in the *Stamford Advocate* “Municipal Meetings” section.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 9:25 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.