

STAMFORD PLANNING BOARD
REGULAR MEETING
MINUTES, TUESDAY, SEPTEMBER 23, 2014
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chair, Claire Fishman (came at 6:50 p.m.), William Levin, Zbigniew Naumowicz, Roger Quick, Jay Tepper 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 introduced the all the members of the Board, and announced the Claire Fishman would be a few minutes late.

Presentation to the Board:

Mill River Collaborative - Arthur Selkowitz, Chair of the Board, and Milton Puryear, Executive Director for the Mill River Collaborative made a thirty minutes presentation on the progress of the Mill River Park Master Plan; no action by the Planning Board was necessary.

Zoning Board Referrals:

ZB Appl. 214-22 Century Plaza Investor Associates, LLC and Seaboard Residential LLC, 100 Prospect Street, Text Change, the applicants are requesting a text amendment to Section 10-H-2 of the Stamford Zoning Regulations related to parking for nonconforming commercial buildings converted for residential use. Mr. William Hennessey and Ms. Lisa Feinberg, Attorney's with Carmody, Torrance, Sandak & Hennessey made a presentation on this text amendment to apply a parking standard of 1.0 space per dwelling unit for studio and one bedroom units in the Downtown Core Master Plan Category. After some discussion, Mr. Totilo moved to recommend that the Zoning Board approve ZB Application #214-22; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

ZB Appl. 214-23 Century Plaza Investor Associates, LLC and Seaboard Residential LLC, 100 Prospect Street, Modification of Special Exception (Appl. 207-07/08), linked to the text amendment above, Mr. Hennessey and Ms. Feinberg discussed with the Board the applicants request to modify the existing Special Exception approval by applying a parking standard of 1.0 space per dwelling unit for studio and one bedroom units in the Downtown Core Master Plan Category for property located at 100 Prospect Street. Upon recommending approval for the text amendment above, and after some discussion with the Board, Ms. Fishman moved to recommend that the Zoning Board approve ZB Application #214-23 with the recommendation that the Zoning Board review the possibility of extending the lease beyond the 25/25 year agreement; Mr. Quick seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

ZB Appl. 214-14 Kevin Romano, 965 Hope Street, Special Exception, Final Site Plan and Architectural Plans, Mr. Mario Musilli made brief presentation with the architect, Ravi Ahuja, requesting approval of a special exception and site plans to construct a mixed-use development with ground level retail and 14 residential units in a Village Commercial (VC) district with site

improvements and parking at 965 Hope Street. After considerable discussion with the Board, Mr. Totilo moved to recommend that the Zoning Board approve ZB Application #214-14 with the recommendation that the Zoning Board require more aesthetic treatment to the north and south sides of the building, which looks too much like a warehouse, instead of a high quality residential building; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

Amend Subdivision Condition #5940, 242 Four Brooks Road

Mr. Mario Musilli made a brief presentation with staff perspective provided by Dr. Woods, requesting that the Planning Board amend the recorded subdivision plan recorded in 1956 depicting a 50 foot by 200 foot strip reserved for a future street, and this strip separates Lot A-18 (242 Four Brooks Road) and Lot A-17 (218 Four Brooks Road); this land was never accepted by the City for use as a street. If granted, the applicant would be able to tear down the existing house and build a new house with setbacks of one front yard and two side yards; whereas with the easement in place the applicant technically has two front yards with extra setback requirements. After a brief discussion, Ms. Fishman moved to recommend amending the subdivision plan of 1956 by removing the required easement for both 218 Four Brooks Road and 242 Four Brooks Road; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

Zoning Board of Appeals Referrals:

ZBA Appl. 057-14 2691 Long Ridge Road, the applicant is applying for the following variance of Table III, Appendix B for relief of the side yard setbacks of 8.5 feet in lieu of 35 feet required, total side yard setback of 13.9 feet instead of 70 feet required, front yard setback of 47.9 feet in lieu of 60 feet required, and total coverage of 14% instead of 10% allowed for this undersized lot established in 1935 prior to existing zoning requiring two acres per lot. Dr. Woods pointed out that this lot was created prior to current Zoning, and as such, the applicant is in total non-conformity with this two acre minimum lot. After some discussion with the Board, Mr. Totilo moved to recommend that the Zoning Board of Appeals approve ZBA Application #57-14, and that this application is consistent with the 2002 Master Plan; Mr. Quick seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

ZBA Appl. 058-14 5 Hickory Road, the applicant is applying for variances to Section 6-A & D, Accessory Buildings to allow a non-conforming accessory structure to be rebuilt and remain in the front yard; in addition, asking for relief of height and length requirements. After some discussion with the Board, Ms. Fishman moved to recommend that the Zoning Board approve ZBA Application #58-14, with the suggestion that the ZBA require the applicant move the structure about 20 feet away from the road, as well as to adopt the condition that no living facilities be allowed on the second floor of the accessory structure, and that this application is consistent with the 2002 Master Plan; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

Planning Board Meeting Minutes:

The Draft Minutes for the Planning Board Meetings of 9/2/14 and 9/9/14 were inadvertently not included in the packet; thus, these minutes were carried-over to the 9/30/14 Planning Board meeting.

Old Business

None

New Business

Mr. Tepper reported that the new Metropolitan Planning Organization, the regional transportation planning and funding section of what will be Western Connecticut Council of Governments will consist of the eight SWRPA municipalities, and that the ongoing restructuring was continuing to take place.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:40 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 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.