

**STAMFORD PLANNING BOARD
 REGULAR MEETING & CAPITAL BUDGET PRESENTATIONS
 DRAFT MINUTES - TUESDAY, OCTOBER 18, 2016
 4TH FLOOR CAFETERIA - GOVERNMENT CENTER
 888 WASHINGTON BLVD., STAMFORD, CT
 SPECIAL START TIME - 6:00 P.M.**

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Claire Fishman, Secretary; Jennifer Godzeno and Michael Totilo. Alternate: William Levin arrived at 6:30 p.m. Present for staff was David W. Woods, PhD, AICP, Principal Planner.

Ms. Dell called the meeting to order at 6:00 p.m. and introduced the members of the Board and staff present. Ms. Dell explained that the regular meeting would last approximately an hour and would be followed by the Capital Budget presentations. Ms. Dell introduced the first item on the agenda.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #216-05 - 95 WEST BROAD STREET, LLC - Special Exception:** Applicant is requesting approval to construct three (3) residential condominium buildings with three (3) residential units in each along with associated parking and site improvements for property located at 91-95 West Broad Street. This application had been presented to the Board at the June 21, 2016 meeting but the Applicant did not include this Special Exception. Applicant is going to provide BMR units on-site, which is part of the Special Exception request for density bonus. After a brief discussion, Mr. Tepper recommended approval of **ZB Application #216-05**; and this request is compatible with the neighborhood and consistent with the 2015 Master Plan Category #3 (Residential - Low Density Multifamily); Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #066-16 - 250 HOPE STREET, LLC - 250 HOPE STREET - Variance of Appendix B, Table IV & Special Exception:** Applicant would like to construct a walk-in cooler at the rear of existing convenience store. Applicant is requesting: (1) rear yard setback of 1 ft. 10 in. in lieu of 20 ft. required; (2) variance to allow [Sect. 12] five (5) parking spaces in lieu of seven (7) parking spaces required [six (6) parking spaces for retail and one (1) parking space for storage on 2nd floor] to allow one (1) parking space to be less than 10 ft. as required. Applicant is seeking a Special Exception to repurpose an existing auto repair shop into a less intensive convenience store with gasoline services. After a brief discussion, Ms. Godzeno recommended approval of **ZBA Application #066-16**; and this request is compatible with the neighborhood and consistent with the 2015 Master Plan Category # 7 (Commercial - Arterial); Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).
2. **ZBA APPLICATION #067-16 - DAVID & PATRICIA WATKINS - 257 OCEAN DRIVE WEST - Variance of Appendix B, Table III:** Applicant would like to install a stand-by generator at the side of the house. Applicant is requesting: (1) a side yard setback of 5 ft. in lieu of 15 ft. required; and (2) total side yard setback of 25 ft. in lieu of 35 ft. required. Given the unique characteristics of this lot, the only place the applicant can put a generator is on the side of their lot. However, the applicant can move the generator towards the Sound thereby eliminating the need for the side yard setback which is 5 ft. for the generator. After a brief discussion, the Board recommended the **ZBA deny ZBA Application #067-16** due to the ability of the applicant to move the generator closer to the Sound thereby eliminating the need for their variance request. Motion for denial was made by Ms. Fishman and this request is not compatible with the neighborhood and inconsistent with the 2015 Master Plan Category #2 (Residential - Low Density Single-Family; Mr. Totilo seconded the motion and unanimously passed with eligible members present voting, 4-0 (Dell, Fishman, Godzeno, and Totilo). Mr. Tepper recused himself since he is personally acquainted with the applicant.

3. **ZBA APPLICATION #068-16 - ELENA LEVENETS & SZYMON SKIENDZIEL - 146 WATERBURY AVENUE - Variance of Appendix B, Table III:** Applicant would like to remove non-conforming shed and garage and bring non-conforming side and rear setbacks into conformance. Applicant is requesting: (1) 25.4 ft. in lieu of 30 ft. required from front street line setback; (2) 50.4 ft. in lieu of 55 ft. required from centerline street setback; and (3) coverage of 26.39% in lieu of 25% required (existing coverage of 1,467 sq. ft. - proposed 1,831 sq. ft.). Applicant is requesting a minimal variance in building coverage to bring their home into closer conformation with existing Zoning codes for the R-7½ lot. After a brief discussion, Ms. Godzeno recommended approval of **ZBA Application #068-16**; and this request is compatible with the neighborhood and consistent with the 2015 Master Plan Category #2 (Residential - Low Density Single-Family); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).
4. **ZBA APPLICATION #069-16 - FRANTZ & EMMANUELLA LAUTURE - 88 LENOX AVENUE - Special Exception:** Applicant owns a single-family home with a shed and is requesting to add a “Group Day Care” limited to 10 children. Attorney Nicholas Vitti made a brief presentation on his client’s behalf for a Special Exception for a group day care center limited to 10 children. The applicant wishes to increase the number of children from 6 currently to 10 which would eliminate the need for a variance for parking. The Planning Board recommended approval by a vote of four (4) for and one (1) against to recommend the ZBA approve this Special Exception. Mr. Tepper has voted against this Special Exception for following two reasons: the neighbors who came out against this application originally were not represented well and he is still concerned about traffic issues especially drop off and traffic safety issues. After some discussion, Ms. Godzeno recommended approval of **ZBA Application #069-16** and this request is compatible with the neighborhood and consistent with the 2015 Master Plan Category #2 (Residential - Low Density Single-Family); Mr. Totilo seconded the motion and passed with eligible members present voting, 4-1 (Dell, Fishman, Godzeno, and Totilo - For; Tepper - Against).

Capital Budget Presentations started 5 minutes after Regular Meeting concluded

Present for the Capital Budget presentations were Ted Jankowski, Office of Public Safety, Health & Welfare; Gregory D. Tomlin and Jonathan Fontneau, Stamford Police Dept.; Trevor Roach, Stamford Fire Dept.; Jennifer Calder, MD, Health Dept.; Eric Larson, Office of the Mayor/Community Development; Peter Stothart, Scofield Manor; Thomas A. Zoubek, Stamford Historical Society; Jane Von Trapp, Bartlett Arboretum; Michael E. Moran, Jr., Stamford Center for the Arts and Melissa H. Mulrooney, Stamford Museum.

CAPITAL BUDGET PRESENTATIONS:

Office of Public Safety, Health & Welfare - Ted Jankowski

1. Police - Emergency Communications Center - Gregory D. Tomlin
2. Police - Department Wide - Jonathan Fontneau
3. Stamford Fire & Rescue - Trevor Roach
4. Health - Jennifer Calder, MD

Office of Administration

5. Office of the Mayor/Community Development - Eric Larson

Outside Agencies

6. Scofield Manor - Peter Stothart
7. Stamford Historical Society - Thomas A. Zoubek
8. Bartlett Arboretum - Jane Von Trapp
9. Stamford Center for the Arts - Michael E. Moran, Jr.
10. Stamford Museum - Melissa H. Mulrooney

PLANNING BOARD MEETING MINUTES:

Meeting of 9/27/16: After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Minutes of September 27, 2016; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Tepper and Totilo) (Ms. Godzeno was not in attendance so ineligible to vote)

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

10/25/16 - Capital Budget

11/1/16 - Capital Budget - Department of Operations

11/8/16 - CANCELLED due to Election Day

11/15/16 - Capital Budget - Board of Education

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 9:10 p.m.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

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