

STAMFORD PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES, TUESDAY, OCTOBER 6, 2015
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

Ms. Dell, Chair called the meeting to order at 6:30 p.m., and introduced the members of the Board and announced that Jennifer Godzeno, Zbigniew Naumowicz, and Michael Totilo were going to be absent. Ms. Dell introduced the first item.

ZONING BOARD REFERRALS:

1. **ZB Application #215-14 - RICHARD W. REDNISS - Text change:** To amend Article III, Section 9-N by adding a Paragraph 1 to allow the time period within which to obtain building permits for residences in certain developments in R-D Designed Residential Districts to extend in perpetuity provided several conditions are met: (a) BMR requirements have been satisfied; (b) common elements have been completed and (c) WPCA conditions have been satisfied. Rick Redniss made a presentation for the applicant in which he outlined the meetings with the Home Owners Association, WPCA and the North Stamford Neighborhood Association (NSNA). The important issue with these meetings was changing the timeline from “in perpetuity” to 10 years. Gail Okun requested to speak prior to the meeting and Ms. Dell granted that. Ms. Okun brought up concerns about the required funding for the WPCA system and she thought 10 years was too long. Mr. Tepper moved to recommend that the Zoning Board approve this Text Change #215-14 with the following two recommendations; (1) the Applicant add a Condition D stating “the Home Owners Association be established with the appropriate escrow account fully funded; and (2) the Planning Board recommends approval for “five years with a five year extension for a total of 10 years” and this Text Change is consistent with Category 1 - Very Low Density-Single Family of the 2015 Master Plan; Ms. Fishman seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Levin, and Tepper).

Ms. Dell called upon Mr. Redniss to discuss both applications (#215-31 & #215-32) for the Stamford Museum and Nature Center. Mr. Redniss made a presentation on why the need for the Text Change to add a new definition for “Museum Complex” should be permitted by Special Exception as well as what is the Special Exception and Final Site & Architectural Plans. The two properties currently in Stamford that this definition will affect are the Stamford Museum and Nature Center and Bartlett Arboretum.

2. **ZB Application #215-31 - RICHARD W. REDNISS - Text Change:** Applicant is requesting a change to the existing Definition 67.3 Museum and to add a new Definition 67.5 Museum Complex as a permitted use by Special Exception approval of the Zoning board I the RA-2 District. Mr. Thomas Lombardo, President of the North Stamford Neighborhood Association (NSNA), discussed the concerns and the appreciation of the NSNA to deal with the identified issues. Mr. Tepper moved to recommend approval of Zoning Board Application #215-31 and that this is consistent with the 2015 Master Plan; Ms. Fishman seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Levin, and Tepper).

3. **ZB Application #215-32 - STAMFORD MUSEUM AND NATURE CENTER - 39 Scofieldtown Road - Special Exception and Final Site & Architectural Plans:** Applicant is requesting approval of Special Exception and Final site & Architectural Plans to approve the General Development Plan to construct in 6 phases, new and improved structures on a Museum Complex located at an existing 100 acre site in an RA-2 Zone, as well as related parking and site improvements at 309 Scofieldtown Road. Special Exception requests Zoning Board review. Ms. Fishman moved to recommend approval of Zoning Board Application #215-32 with the following two recommendations relating to the draft GDP Conditions: (1) Under Condition 1 approve “a total floor area not to exceed 94,000 sq. ft.” and (2) under Condition 12 “between the hours of 10:00 a.m. and 8:00 p.m.” and that this is consistent with the 2015 Master Plan; Mr. Quick seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Levin, and Tepper).

PLANNING BOARD MEETING MINUTES:

Meeting of 9/29/15: After a brief discussion, Mr. Quick moved to recommend approval of the Planning Board Minutes of September 29, 2015; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 4-0 (Dell, Fishman, Quick, Levin, and Tepper)

OLD BUSINESS:

The Board reviewed the procedure for conducting the October 14, 2015 Public Meeting at Westover Elementary School focusing on the Boatyard Proposal. This discussion included setting time limits on not only the applicant but also the board and the public. Mr. Quick requested that the staff send the original General Development Plan and the status of the density bonuses of 14 acres.

Mr. Tepper requested at a future meeting that- they are able to meet Ms. Capp to thank her for all the work she does.

NEW BUSINESS:

Next regularly scheduled Planning Board meeting are:

10/13/15 - Regular Meeting & Capital Budget (4th Floor - Cafeteria)

10/14/15 - Special Meeting for the Boatyard Project (Westover Elementary School)

10/20/15 - Capital Budget (4th Floor - Cafeteria)

10/21/15 - Regular Meeting (6th Floor - Safety Training Room)