

STAMFORD PLANNING BOARD
SPECIAL MEETING
APPROVED MINUTES, WEDNESDAY, NOVEMBER 18, 2015
6TH FLOOR - SAFETY TRAINING ROOM, 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: Michael Totilo, Jennifer Godzeno and Zbigniew Naumowicz. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner and Rachael Goldberg, Esq., attorney for the Urban Renewal Commission (URC).

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

This agenda contains four Zoning Board Referrals all being represented by the law firm of Carmody Torrence Sandak Hennessey. William Hennessey, Partner; Lisa Feinberg, Associate and Jason Klein, Associate were in attendance to outline the referrals and speak on behalf of each applicant.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #215-35 - CHILDCARE LEARNING CENTERS, INC. - Special Exception and Site Plan/Requested Uses:** Applicant is requesting Site Plan and Special Exception approval under Section 7.2 and 19.3 of the Zoning Regulations of the City of Stamford to operate a “Child Day Care Center” on property located at 137 Henry Street (also known as the Lathon Wider Community Center) in the R-MF (Multi-Family Design District) Zone. A Child Day Care Center may be permitted by Special Exception in the R-MF Zone under Section 9.G.4 of the Zoning Regulations of the City of Stamford; in addition, applicant is requesting to operate a “Child Day Care Center” inside the Lathon Wider Community Center. Jason Klein, Carmody Torrence Sandak Hennessey, made a presentation and was available to answer questions. After a brief discussion, Mr. Tepper moved to recommend approval of ZB Application #215-35, and this request 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).

2. **ZB APPLICATION #215-36 - MYRTLE AVENUE APARTMENTS, LLC - 148 Myrtle Avenue - Special Exception and Site Plan/Requested Uses:** Applicant is requesting approval to preserve an existing historic structure, currently used as a legal nonconforming rooming house, by converting it into two (2) residential units and constructing an additional three (3) residential townhouse units in the rear of the property, pursuant to the standards set forth in Section 7.3 (Special Exception Uses for Historic Buildings). In addition, the applicant is requesting special exception approval to locate parking within five (5) feet of a building used for residential purposes in accordance with Section 12-B-1 of the Zoning Regulations. The subject property has an address of 148 Myrtle Avenue and is located in the RM-F (Multiple Family Residence District) zoning district and Master Plan Category 4 (Residential - Medium Density Multifamily). The applicant is also requesting to convert two residential units and construct three town house units on the back property pursuant to Section 7.3 - Special Exception Uses for Historic Buildings and provide parking. Lisa Feinberg, Carmody Torrence Sandak Hennessey, made a presentation outlining the request and issues. Mr. Quick raised the issue regarding the process of considering this referral prior to a report from the Historic Preservation Advisory Commission (HPAC). Dr. Woods explained that this recommendation has been referred to HPAC and did not raise any concerns and also a matter of timing since HPAC meets only once per month. In addition, the applicant has hired Ms. Renée Kahn, former Executive Director of the Historic Neighborhood Preservation Program (HNPP), to advise on historic design and elements of this application. Ms. Dell invited Ms. Kahn to speak. Ms.

Kahn stated they from a historical preservation perspective preserving this building is exciting, and suggested that “fish scale siding” be used on the addition in order to remain consistent with the type of buildings in the neighborhood. Ms. Kahn also suggested the applicant make the windows on the addition to be consistent with the original house. Ms. Dell added that while it is ideal that HPAC reviews any application that deals with historic preservation issues like this one, the Planning Board’s job is to review whether this project fits within that neighborhood and is consistent with the Master Plan. After further discussion, Mr. Levin moved to recommend approval of ZB Application #215-36 and this request 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).

3. **RBS AMERICAS PROPERTY CORP. & CITY OF STAMFORD - Referral of Amendment to Mill River Corridor Project Plan:** Applicants are requesting an amendment to the Mill River Corridor Project Plan (MRCPP) in connection with a proposal to redevelop an assemblage of properties on both sides of Clinton Avenue, just north of Richmond Hill Avenue and enable the extension of Mill River Park. The proposed amendments are intended to ensure the Zoning Regulations maintain control over land use matters and to update associated references and maps in accordance with these changes. The Carmody Torrance Sandak Hennessey Team of William Hennessey, Partner and Lisa Feinberg, Associate and Mr. Richard Redniss of Redniss & Mead made a presentation on this application to the Planning Board on the RBS proposed project. They presented five referrals by the Planning Board to the URC, the Zoning Board and the Board of Representatives. Mr. Hennessey first announced for the record that the scheduled Public Hearing was going to be rescheduled due to a noticing error. This presentation provided the background to all the moving parts of this application. After Mr. Hennessey’s presentation on the overall project, Mr. Hennessey focused the first of these referrals which was to amend the MRCPP to be more consistent with other recent projects including 75 Tresser Boulevard and Washington & Main, both of which required amending the MRCPP. Mr. Redniss and Ms. Feinberg both added to the discussion of this project. One of the key amendments requested by the applicant is revising the current BMR requirement from 12% at a tiered level of 5% at 25% AMI; 4% at 50% AMI and 3% at 60% AMI, the requested amendment, to 10% at 50% AMI. Dr. Woods brought up the background of this requirement and recommended that the Planning Board consider recommending the URC amend the MRCPP using a tiered approach that used a broader income range than 50%. After considerable discussion the consensus of the Planning Board was that while they agree on the broader income range principle, the 50% AMI is an important goal that will be included as part of future recommendations when submitting the Special Exception and Text Change to the Zoning Board and that this referral is only to the URC on amending the MRCPP to 10% BMR at 50% AMI. After further discussion, Ms. Fishman moved to recommend approval of this Referral of Amendment to the Mill River Corridor Project Plan and this request is consistent with the 2015 Master Plan; Mr. Tepper seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Levin, and Tepper).

PUBLIC HEARING - 7:30 P.M. – POSTPONED & TO BE RESCHEDULED

4. **RBS AMERICAS PROPERTY CORP. & CITY OF STAMFORD - Application for an Amendment of the Stamford Master Plan:** Applicant is requesting to change the Master Plan designation for a portion of properties located on the west side of Clinton Avenue between Tresser Boulevard and Richmond Hill Avenue from Category 14 (Open Space - Public Parks) to Category 5 (Residential - High Density Multifamily). The new dividing line will coincide with the “limit of work” for the Mill River Park extension. The applicants are also requesting approval of new language in Category 5 and Category 14 to ensure the Mill River Design District zone may be assigned to these Master Plan categories. **POSTPONED & TO BE RESCHEDULED**

ZONING BOARD REFERRALS:

5. **ZB APPLICATION #207-12 AND 207-13 MOD ERST METRO TOWER, LLC (METRO GREEN) - Lot A, Lot G, Lot L, Lot P, 433 Washington Boulevard, 84 Henry Street, 717 Atlantic Street and 429 Washington Boulevard (BLOCK 21) - Amended General Development Plan (GDP), Special Exception, Amended Final Site & Architectural Plans and Coastal Site Plan Review:** Applicant is requesting a modification to Condition No. 15 of the General Development Plan, Special Exception and Coastal Site Plan Review approvals (ZB Application #207-12 and #207-13) to permit the same number of extensions permitted in the Transportation Center Design District (TCDD) zone. Lisa Feinberg made a brief presentation outlining this request to allow the same number of exceptions as the adjacent zone. After a brief discussion, Mr. Quick moved to recommend approval of ZB Application Nos. 207-12 and 207-13 and this request is consistent with the 2015 Master Plan; Mr. Levin seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Levin, and Tepper).

PLANNING BOARD MEETING MINUTES:

Meetings of 10/21/15, 11/10/15 and 11/17/15

Meeting of 10/21/15: After a brief discussion, Ms. Fishman moved to recommend approval of the Planning Board Minutes of October 21, 2015; Mr. Levin seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Quick, Tepper).

Meeting of 11/10/15: After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Minutes of November 10, 2015; Mr. Levin seconded the motion, and passed with eligible members present voting, 4-0-1 (Dell, Fishman, Tepper and Levin / Quick abstained).

Meeting of 11/17/15: After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Minutes of November 17, 2015; Ms. Fishman seconded the motion, and passed unanimously with eligible members present voting, 4-0 (Dell, Fishman, Quick, and Tepper / Levin absent).

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

12/1/15 - Special Meeting - Board of Representatives - 4th Floor Chamber

- Regular Meeting - 4th Floor Cafeteria

12/8/15 - 4th Floor Cafeteria

12/9/15 - Joint Holiday Party at Villa Italia

12/15/15 - 4th Floor Cafeteria

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:30 p.m.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

NOTE: These proceedings were recorded on audio tape only 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.