

**STAMFORD PLANNING BOARD
CAPITAL BUDGET & REGULAR MEETING
APPROVED MINUTES - TUESDAY, FEBRUARY 4, 2020
GOVERNMENT CENTER
BOARD OF REPRESENTATIVES
DEMOCRATIC CAUCUS ROOM (4TH FLOOR)
888 WASHINGTON BLVD., STAMFORD, CT**

Stamford Planning Board Members present were: Voting Members: Jay Tepper, Vice Chair; Jennifer Godzeno, Secretary; Michael Buccino and Michael Totilo. Alternates: William Levin. Absent: Theresa Dell, Chair & Voting Member and Claire Fishman, Alternate. Present for staff: David W. Woods, PhD, AICP, Deputy Director of Planning and Anthony Romano, Management Analyst, Office of Policy & Management.

Mr. Tepper called the meeting to order at 7:00 p.m. and introduced the members of the Board and staff present.

Mr. Tepper introduced the first item on the agenda.

PLANNING BOARD MEETING MINUTES:

January 21, 2020: After a brief discussion, Mr. Buccino moved to recommend approval of the Planning Board Regular Meeting Minutes of January 21, 2020; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 3-0 (Buccino, Tepper and Totilo). (Mr. Levin was ineligible to vote as he was absent at the January 21, 2020 meeting.)

PLANNING BOARD PRESENTATION & DISCUSSION:

THOMAS MADDEN, DIRECTOR, ECONOMIC DEVELOPMENT FOR THE CITY OF STAMFORD representing THE URBAN REDEVELOPMENT COMMISSION (URC) - 677 WASHINGTON BOULEVARD - Proposed Gateway District Plan Change: The minor amendments proposed are designed to remove ambiguities and conform the Plan to zoning changes enacted since the Plan's adoption. The proposed amendments to the Gateway District Plan, revised in October 2018, include revisions to Chapter 3 (Land Use Plan) Section 301 (Proposed Land Use) and Section 302 (Redevelopment Standards and Controls), Exhibit A (Design Guidelines), and the addition of notes for clarification on Map #2 (Proposed Land Use Map) and Map #3 (Master Site Plan).

Thomas Madden, Director, Economic Development, made a brief presentation and requested a Planning Board letter of support. After a brief discussion, Mr. Totilo recommended approval of the Urban Redevelopment Commission's Proposed Gateway District Plan Change and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter and finds this request to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Ms. Godzeno seconded the motion and passed with eligible members present voting, 4-0-1 (In Favor - Godzeno, Levin, Tepper and Totilo / Abstained - Buccino).

CAPITAL BUDGET:

In accordance with Section C-611.3 of the Stamford Charter, the Stamford Planning Board will have final deliberations and vote on the recommended Capital Budget FY 2020-2021 and Capital Plan FY 2021-2027.

Dr. Woods made a brief presentation reminding the Board that at the last Planning Board meeting, Ms. Dell outlined the few proposed recommendations for the Planning Board's final approval. Staff provided the draft letter to the Mayor outlining what the Planning Board has done. These included adding an additional \$500,000.00 to the Board of Education and an additional \$75,000.00 to the Stamford Center for the Arts to address the Fire Marshal's mandated repairs.

After some discussion, Mr. Buccino recommended approval of the Capital Budget FY 2020-2021 and Capital Plan FY 2021-2027 and the Submittal Letter to the Mayor and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter and finds this request to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Ms. Godzeno seconded the motion and unanimously passed with eligible members present voting, 5-0 (Buccino, Godzeno, Levin, Tepper and Totilo).

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:

CITYWIDE VEHICLE REPLACEMENT & UPGRADE PROJECT #C65200 - TOTAL REQUEST of \$131,856.77: The purpose of this project is to reduce diesel emissions by replacing four (4) 1998 Class 6 utility trucks with 2020 international Maxforce vehicles.

After a brief discussion, Mr. Buccino recommended approval of the Citywide Vehicle Replacement & Upgrade Project No. C65200 - Total Request of \$131,856.77 and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter and finds this request to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Buccino, Godzeno, Levin, Tepper and Totilo).

ZONING BOARD REFERRALS:

The next two items were considered together.

1. **ZB APPLICATION #220-04 - JACQUELINE KAUFMAN of CARMODY TORRANCE SANDAK & HENNESSEY, LLP representing LADDINS TERRACE ASSOCIATES, LLC (Owner) and WENDY'S PROPERTIES, LLC (Lessee) - 1938 WEST MAIN STREET Text Change:** Applicant is requesting an amendment to Article II (Definitions), Section 3-A-85.3 ("Restaurant, Fast-Food") to modify setback requirements for enumerated restaurant uses in the M-G, M-L, and M-D Zones.
2. **ZB APPLICATION #220-05 - JACQUELINE KAUFMAN of CARMODY TORRANCE SANDAK & HENNESSEY, LLP representing LADDINS TERRACE ASSOCIATES, LLC (Owner) and WENDY'S PROPERTIES, LLC (Lessee) - 1938 WEST MAIN STREET - Site & Architectural Plans and/or Requested Uses:** Applicant is proposing to construct a Wendy's Restaurant with a drive-through. Property is located within the M-L (Light Industrial) Zoning District.

Dr. Woods explained that in 2016 the applicant, Laddins Terrace Associates, LLC proposed to build a CVS Pharmacy on the property of approximately 79,402 sq. ft. in size located in the M-L Zone. The applicant received approval to develop the property with a CVS Pharmacy and a second commercial building pad to be determined at a later date. (As a place-holder, the applicant identified a potential bank use with a drive-through of over 3,500 sq. ft.) The applicant has worked with Staff to propose a Wendy's Restaurant with a drive-through of approximately 1,907 sq. ft. To provide explanation of this, Jacqueline Kaufman of Carmody Torrance Sandak & Hennessey, LLP made a brief presentation outlining what is needed to construct a Wendy's restaurant on this site.

After a brief discussion, Mr. Totilo recommended **approval** of **ZB Application #220-04 & #220-05** and that this request is compatible with the neighborhood and consistent with Master Plan Category #7 (Commercial - Arterial); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Buccino, Godzeno, Levin Tepper and Totilo).

3. **ZB APPLICATION #220-02 - JEFFREY J. SALVATORE & 47 VICTORY, LLC - 47 VICTORY STREET - Map Change:** Applicant is requesting to amend the City of Stamford Zoning map pertaining to 47 Victory Street only. Applicant would like for 47 Victory Street to be changed from the R-6 Zoning District to the NX-D Zoning District.

The applicant, Jeffrey Salvatore, has purchased a house located at 47 Victory Street for the purpose of extending the NX-D zoning district north one lot for a future use consistent with the uses allowed under the NX-D zone.

After a brief discussion, Ms. Godzeno recommended **approval** of **ZB Application #220-02** and that this request is compatible with the neighborhood and consistent with Master Plan Category #3 (Residential - Low Density Multifamily); Mr. Totilo seconded the motion and passed with eligible members present voting, 4-0-1 (In Favor - Buccino, Godzeno, Tepper and Totilo / Abstained - Levin).

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #006-20 - DAVID P. LASNICK, ESQ. representing SADIQALI CHANDRANI - GLENBROOK REAL ESTATE, LLC (Owner) - 521 & 527 GLENBROOK ROAD - Motor Vehicle & Variance of Section 11.3 (V-C Commercial District) [Tabled from September 24, 2019 due to needing a Traffic Report]:** Applicant owns and operates a service station with two (2) gas service pumps on one (1) island with a convenience store and repair garage, which has been permanently abandoned located on the pre-consolidation address of 527 Glenbrook Road. Applicant would like to: **[a]** expand the existing island and add one (1) additional gas pump; **[b]** extend canopy to cover island within setbacks; **[c]** remove convenience store building on pre-consolidation address of 521 Glenbrook Road and construct a 29 ft. 11 in. x 12 ft. addition to the service garage building within the footprint of removed building and **[d]** convert existing building on 527 Glenbrook Road to a 1,920 sq. ft. convenience store.

NOTE: This application will require a two-step approval process which is to get the required variance for side yard setback by the ZBA and requires Site Plan approval by the Zoning Board.

Dr. Woods made a brief presentation outlining what was being proposed by the applicant. David Lasnick, Esq., representing the applicant, also answered questions from the Board.

- To permanently abandon the repair garage use on the pre-consolidation address of 527 Glenbrook Road.

Staff Comments: Staff concurs that abandoning the repair garage use is appropriate for the Village-Commercial zone.

- To add one (1) additional gas pump on the expanded existing island; extend the canopy to cover the island within the setbacks and remove the convenience store building on the pre-consolidation address of 521 Glenbrook Road.

Staff Comments: Staff concurs the applicant should make improvements to the existing service station; however, Staff **opposes** the proposal to add a third pump as it would be too much for this size lot - that is, this is an odd shaped small lot and the added pump would negatively impact the traffic and cuing onto Glenbrook Road. (Transportation, Traffic & Parking Dept. submitted a letter concurring with Staff's assessment)

- To transfer the convenience store use to the service garage building on the pre-consolidation address of 527 Glenbrook Road.

Staff Comments: Staff concurs with the applicant to transfer a convenience store in place of service garage building.

- To construct a 29 ft. 11 in. x 12 ft. addition to the service garage building within the footprint of the removed building on the pre-consolidation address of 521 Glenbrook Road.

Staff Comments: Staff has no concerns relating to this request.

- To convert the existing building on 527 Glenbrook Road to a 1,920 sq. ft. convenience store with a 375 sq. ft. take-out restaurant and 1,545 sq. ft. of retail.

Staff Comments: Staff has no real concerns with this use; however, is this site appropriate for a take-out restaurant? The Board discussed this question and concurred that this general use would not have a negative impact on the neighborhood.

- Applicant is requesting a side yard setback of .9 ft. on a corner lot in lieu of the required 0 ft. in the V-C Zone.

Staff Comments: Staff has no concerns regarding this request.

After considerable discussion, Mr. Buccino made the following two (2) recommendations:

RECOMMENDATION No. 1

The Zoning Board of Appeals ***approve*** the following requests from ***ZBA APPLICATION #006-20***:

- To remove the convenience store building on pre-consolidation address of 521 Glenbrook Road and construct a 29 ft. 11 in. x 12 ft. addition to the service garage building within the footprint of removed building.
- To convert existing building on 527 Glenbrook Road to a 1,920 sq. ft. convenience store.

It is the opinion of the Board that these proposed requests are in keeping with the character of the neighborhood and are consistent with Master Plan Category #6 (Commercial - Neighborhood Business).

RECOMMENDATION No. 2

The Zoning Board of Appeals ***DENY*** the following requests from ***ZBA APPLICATION #006-20***:

- Expansion of the existing island and adding one (1) additional gas pump.
- Expansion of the canopy to cover island within setbacks.

It is the opinion of the Board that these proposed requests do not keep with the character of the neighborhood and are inconsistent with Master Plan Category #6 (Commercial - Neighborhood Business).

Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Buccino, Godzeno, Levin, Tepper and Totilo).

2. ZBA APPLICATION #004-20 - ANTHONY STRAZZA of STRAZZA CONSULTING representing LOZANO WILLIAM - 296 HUBBARD AVENUE - Variance of Table II, Appendix B:

Applicant owns a single-family dwelling and would like to construct a second floor addition over the existing first floor and add an 18 in. overhang to the existing front porch. Applicant is requesting: **(a)** a front street line setback of 27.5 ft. to front wall in lieu of 30 ft. required; **(b)** a centerline street setback of 52.5 ft. to the front wall in lieu of 55 ft. required; and **(c)** a front street setback of 23.1 ft. to the 18 in. overhang on the existing porch in lieu of 24 ft. allowed per Section 7.C.

The applicant is requesting minimal variances needed to build a second story with a slight overhang over the front porch. This is in the R-7½ zone. Staff recommends approval as this is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single Family).

After a brief discussion, Mr. Totilo recommended **approval** of **ZBA Application #004-20** and that this request is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single Family); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Buccino, Godzeno, Levin Teppar and Totilo).

3. **ZBA APPLICATION #005-20 - PIOTR & PAWEL LASKOWSKI - 106 PINE HILL AVENUE - Variance of Article III, Section 6 (Accessory Buildings)**: Applicant owns a two-family dwelling with a 24 ft. x 24 ft. x 20 ft. 1 in. detached garage with no second floor. Applicant is seeking allowance for the accessory structure to remain at the height of 20 ft. 1 in. in lieu of the 15 ft. required.

The applicant is requesting a variance to allow a nonconforming accessory structure to remain at 20 ft. 1 in. in lieu of the 15 ft. allowed. After a brief discussion, Mr. Buccino recommended **DENIAL** of **ZBA Application #005-20** due to the applicant's claim this was a Zoning review error (Zoning Enforcement reported what was reviewed showed 15 ft. and the applicant built it at 20 ft. which is 33% over what is permitted) and that it would be costly to reduce height are not hardships. The Board found this request to be incompatible with the neighborhood and inconsistent with Master Plan Category #3 (Residential - Low Density Multifamily); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Buccino, Godzeno, Levin Teppar and Totilo).

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

February 11, 2020 - **CANCELLED**

February 18, 2020

March 3, 2020

There being no further business to come before the Board, Mr. Teppar adjourned the meeting at 8:22 p.m.

Respectfully Submitted,

Jennifer Godzeno, Secretary
Stamford Planning Board

NOTE: *These proceedings were recorded on video and audio 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.*