

**STAMFORD PLANNING BOARD**  
**APPROVED MINUTES - TUESDAY, MARCH 19, 2019**  
REGULAR MEETING  
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA  
888 WASHINGTON BLVD., STAMFORD, CT

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Stamford Planning Board Members present were: Voting Members: Jay Teppner, Vice Chair; Michael Totilo. Alternates: Claire Fishman. Absent: Theresa Dell, Chair; Jennifer Godzeno, Secretary; Michael Buccino, Voting Member; William Levin, Alternate and Roger Quick, Alternate. Present for staff: David W. Woods, PhD, AICP, Deputy Director of Planning.

Mr. Teppner called the meeting to order at 6:30 p.m. and introduced the members of the Board and staff present.

Mr. Teppner introduced the first item on the agenda.

**ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #218-43 - PAVIA ASSOCIATES, LLC - 912 - 916 HOPE STREET - Site & Architectural Plans and/or Requested Uses and Special Exception:** Applicant is proposing to construct a four (4) story, 15-unit residential apartment complex with 18 parking spaces and 1,040 sq. ft. of ground floor retail. Property is located within the V-C Zoning District. Joseph J. Capalbo, Attorney representing the applicant, was available to answer questions. This is the type of V-C development the Planning Board envisioned when the Board expanded Master Plan Category #6 and the Zoning Board revised the V-C regulations to allow for V-C zoning in the Glenbrook/Springdale neighborhood. After a brief discussion, Mr. Teppner recommended **approval** of **ZB Application #218-43** and that this request is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single-Family); Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 3-0 (Teppner, Totilo and Fishman).
2. **ZB APPLICATION #219-03 - THE STAMFORD HOSPITAL (aka) THE TULLY CENTER - 32 STRAWBERRY HILL COURT - Site & Architectural Plans and/or Requested uses and Special Exception:** The Stamford Hospital owns the property which is approximately 9.6 acres (419,198 sq. ft.) and is located at the corner of Strawberry Hill Court and Strawberry Hill Avenue, which contains the Tully Health Center ("Tully Center"). The Tully Center was originally constructed to have the capacity to expand within the existing Hospital Complex footprint as the demand for services provided increased. The Hospital would now like to construct a two (2) story addition to the existing parking garage located on the property. William Hennessey, Partner & Attorney with Carmody Torrance Sandak Hennessey representing the applicant, made a presentation. After a brief discussion, Ms. Fishman recommended **approval** of **ZB Application #219-03** and that this request is compatible with the neighborhood and consistent with Master Plan Category #3 (Residential - Low Density Multifamily); Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 3-0 (Teppner, Totilo and Fishman).

**ZONING BOARD REFERRALS:**

1. **ZBA APPLICATION #018-19 - SAVINGS BANK OF DANBURY - 2586 SUMMER STREET - Variances:** Applicant owns a 2,546 sq. ft. building on the premises used as the only Stamford branch of the Savings Bank of Danbury and its affiliate Stamford Mortgage Company. The applicant proposes to add a second story on the same footprint for employer and storage uses and provide access according to the American Disabilities Act. Applicant is requesting the following variances:

Table IV, Appendix B: Front yard setback of 8.5 ft. in lieu of the 10 ft. required.

Section 7(c)(i): Allowance for an eave to extend 7.7 ft. into the front yard setback in lieu of the 8.5 ft. required.

Section 12C: Allowance of a parking setback of 3.3 ft. in lieu of the 10 ft. required from the street line.

Section 12D(9): Allowance of 15 parking spaces in lieu of the 16 parking spaces required.

Mario Muselli, Attorney representing the applicant, was available to answer questions. After a brief discussion, Ms. Fishman recommended **approval** of **ZBA Application #018-19** and that this request is compatible with the neighborhood and consistent with Master Plan Category #7 (Commercial - Arterial); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 3-0 (Tepper, Totilo and Fishman).

2. **ZBA APPLICATION #014 -19 - KELLY MALLON - 54 ELIZABETH AVENUE - Variance of Table III, Appendix B:** Applicant owns a single-family, 2-story residence with a detached garage and carport. Applicant would like to reconstruct the existing garage adding square footage. The completed garage will be 20 ft. x 20 ft. Applicant is requesting a side yard setback of 1.6 ft. in lieu of the 5 ft. required for an existing accessory structure in the rear yard. Given this house was built prior to Zoning and the existing car port and one-car garage are currently an existing non-conforming use in an R-7½ Zone, the applicant's request does not appear to be adding to the existing non-conforming use. Therefore, Staff recommends approval of the side yard variance to construct a single-car garage structure. The proposed new deck does not require variances. After a brief discussion, Mr. Totilo recommended **approval** of **ZBA Application #014-19** and that this request is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single-Family); Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 3-0 (Tepper, Totilo and Fishman).
3. **ZBA APPLICATION #017-19 - ANDREA SCHWACH & CHERYL ANN MORGAN - 42 MERRIMAN ROAD - Variance of Table III, Appendix B, Section 10:** Applicants own a single-family residence with 3 bedrooms and 1½ bath rooms. Applicant would like to expand the second story without increasing the existing footprint. Applicant is requesting: (1) a side yard setback of 4.5 ft. in lieu of the 10 ft. required and (2) a total side yard setback of 17.2 ft. in lieu of the 20 ft. required. The hardship is that this house was built prior to the adoption of the current Zoning codes. (The assertion that without expansion it would devalue the house is both false and not a hardship.) This existing oversized house on an undersized lot makes it difficult for the applicant to do anything without a variance. After a brief discussion, Ms. Fishman recommended **approval** of **ZBA Application #017-19** and that this request is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single-Family); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 3-0 (Tepper, Totilo and Fishman).
4. **ZBA APPLICATION #016-19 - CHRISTOPHER & COLEEN BANKS - 28 KENILWORTH DRIVE WEST - Variance of Table III, Appendix B:** Applicant owns a single-family residence and would like to add a two-car garage, a new porch and move the driveway location so that it is not situated between two intersecting roads. Applicant is requesting: (1) a front yard setback of 21.6 ft. in lieu of the 40 ft. required; (2) a front street center setback of 46.6 ft. in lieu of the 65 ft. required on the Kenilworth Drive West front; (3) a 23.7 ft. front yard setback in lieu of the 40 ft. required; and (4) front street center setback of 48.7 ft. in lieu of the 65 ft. required on the Allison Road front. The applicant is requesting a variance to relocate the driveway along Allison Road to improve the driveway location so that the driveway is not situated between two (2) intersecting roads which is not safe for the property owner or neighboring drivers. The property is currently on a corner lot and the original structure was not built parallel or perpendicular to the lot lines. Applicant would also like to build a garage which will need a variance because the lot is too small. After a brief discussion, Mr. Totilo recommended **approval** of **ZBA Application #016-19** with the recommendation the ZBA require the applicant to abandon the existing driveway and that this request is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single-Family); Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 3-0 (Tepper, Totilo and Fishman).

5. **ZBA APPLICATION #015-19 - DAVID VIERA - 159 HIGH RIDGE ROAD - Variance of Table III, Appendix B:** Applicant owns a single-family residence and would like to demolish the current building and reconstruct the dwelling on the existing footprint. Applicant is requesting: (1) side yard setback of 2.1 ft. in lieu of the 6 ft. required; (2) a total side yard setback of 10 ft. in lieu of the 12 ft. required; and (3) a rear yard setback of 20.7 ft. in lieu of the 30 ft. required.

Applicant is requesting to demolish and rebuild a house on the existing footprint. The lot is an irregular shaped lot and by building on the existing footprint the applicant will not be exacerbating the existing non-conforming residence. It appears the applicant is unable to relocate the house to make it conform to current Zoning side and rear yard setbacks. After a brief discussion, Ms. Fishman recommended **approval** of **ZBA Application #015-19** and that this request is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single-Family); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 3-0 (Tepper, Totilo and Fishman).

**PLANNING BOARD MEETING MINUTES:**

March 5, 2019 (Tabled until the April 9, 2019 meeting)

**OLD BUSINESS:**

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

April 9, 2019

April 23, 2019

There being no further business to come before the Board, Mr. Tepper adjourned the meeting at 6:54 p.m.

Respectfully Submitted,

Jay Tepper, Vice Chair  
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.*