

**STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, MAY 7, 2019
REGULAR MEETING & PUBLIC HEARING
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT**

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Jennifer Godzeno, Secretary; Michael Totilo and Michael Buccino. Alternates: Claire Fishman (left at 7:30 p.m.), William Levin and Roger Quick. Present for staff: David W. Woods, PhD, AICP, Deputy Director of Planning.

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

Ms. Dell introduced the first item on the agenda.

MASTER PLAN AMENDMENT:

MASTER PLAN AMENDMENT #434 - G AND T WEST BROAD ASSOCIATES, LLC - 228, 236, 240 & 248 WEST BROAD STREET: The Applicants are requesting an amendment to the Master Plan Map to change the area of approximately 1.07 acres bounded by West Broad Street, Merrell Avenue and Hospital Plaza (formerly Shelburne Road) from MP Category #2 (Residential - Low Density Single Family) to MP Category #3 (Residential - Low Density Multifamily).

Ms. Dell pointed out the sign-in sheets and asked for those who would like to address the Board to please sign the respective sheet, which will be collected after the applicant's presentation. Ms. Dell then explained the procedure for the Public Hearing. The applicant will make their presentation first. After the applicant, those from the public who signed in will be allowed to speak starting with those "In Favor" followed by those who are "Against" and lastly, those who would like to make comments for the record. Ms. Dell further explained the applicant will hear any questions posed and will be able to address the Board one more time after the public. If the Planning Board approves the Master Plan Amendment based on what is heard from the applicant & public, then the two accompanying Zoning Board applications will be heard.

Ms. Dell asked Ms. Godzeno to read the Legal Notice into the record as follows:

**LEGAL NOTICE
PLANNING BOARD - CITY OF STAMFORD**

APPL. MP-434 - Notice is hereby given that the Planning Board of the City of Stamford, CT will conduct a Public Hearing on **Tuesday, May 7, 2019 at 7:00 p.m.** in the Cafeteria, 4th Floor, Government Center Building, 888 Washington Boulevard, Stamford, CT to consider the application of G and T West Broad Associates, LLC to amend the City of Stamford Master Plan Map to change properties currently located in Master Plan Category #2 (Residential - Low Density Single-Family) to Master Plan Category #3 (Residential - Low Density Multifamily). The subject properties are commonly known as 228, 236, 240, and 248 West Broad Street, between Merrell Avenue and Hospital Plaza (formerly known as Shelburne Road).

Ms. Dell called for the applicant to address the Board.

Leonard M. Braman, Attorney with Wofsey Rosen Kveskin & Kuriansky, LLP, along with Leonard D'Andrea, Project Engineer, D'Andrea Engineering & Surveying P.C.; Michael Galante, Traffic Consultant, Frederick Clark Associates; and Matthew Popp, Landscape Architect, representing the applicant, made a presentation to the Planning Board and answered questions.

Ms. Dell then opened up the public portion of the Hearing. Ms. Dell called for anyone who would like to speak “In Favor” of the application to come forward and address the Board. There was no response.

Ms. Dell called for anyone who would like to speak “Against” the application to come forward and address the Board. The following residents addressed the Board:

- Ms. Vicki Zacharewicz, President - Hubbard Heights Association. (*Notes Submitted*)
- Mr. Dan Lombardi, Vice President - Hubbard Heights Association. (*Notes Submitted*)
- Mr. Mike DeMilt, Former President & Current Member of the Board - Hubbard Heights Association.
- Ms. Laura Martin - Resident of Pellom Place.
- Mr. Neil Boside - Resident of Grandview Avenue.

Ms. Dell made a final call for anyone who would like to speak “Against” the application. There was no response.

Mr. Levin asked if the Historical Preservation Advisory Commission (HPAC) had made any comments. Dr. Woods explained they spoke of color and materials and are supportive of this project as a way to preserve historic houses but worried without this type of intensification of development to allow payment of restoration of such houses they may fall into disrepair; or since they are on the State Register; not the National Register, Hubbard Heights could put a 180 day hold and there would be nothing else they could do.

Mr. Buccino suggested HPAC provide a statement to the Planning Board to be read into the record on applications where historic structures are involved. Dr. Woods stated he would speak to the Chair of HPAC and put forth that suggestion.

Ms. Dell recalled Mr. Braman for rebuttal to the public comments and answer further questions from the Board.

Ms. Dell recalled Ms. Zacharewicz and Mr. Lombardi for additional comments.

Ms. Dell called for any further questions or comments from the Board and Dr. Woods.

Ms. Dell thanked Mr. Levin and Mr. Quick for their participation thus far and began the deliberations among the Voting Members to make a decision. After considerable discussion, Mr. Tepper made a motion to DENY Master Plan #434. As Mr. Tepper was beginning to state the reasons for denial Mr. Braman asked if the application could be withdrawn and resubmitted at a later date taking into consideration the Board’s concerns discussed. The Planning Board unanimously agreed to allow the application to be withdrawn and another proposal be submitted by the applicant at a future meeting.

As Master Plan Amendment #MP-434 was withdrawn by the applicant as stated above, there was no action taken on the following two (2) Zoning Board applications.

The following two (2) Zoning Board Applications will be heard only if the Planning Board approves Master Plan Amendment #MP-434.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #218-61 - G AND T WEST BROAD ASSOCIATES, LLC - 228, 236, 240 & 248 WEST BROAD STREET - Map Change:** Applicant is seeking a Map Change from Zoning District R-7½ to R-5 Zoning District.

2. **ZB APPLICATION #218-62 - G AND T WEST BROAD ASSOCIATES, LLC - 228, 236, 240 & 248 WEST BROAD STREET - Site & Architectural Plans and/or Requested Uses:** Applicant is seeking to maintain and restore the four (4) existing houses and to construct five (5) new houses with parking and associated site improvements.

PLANNING BOARD MEETING MINUTES:

March 19, 2019 (Tabled from April 9 & April 23, 2019): As there were not enough Board members present at this meeting who attended the March 19, 2019 meeting to vote, these minutes were tabled until the May 21, 2019 meeting.

April 9, 2019 (Tabled from April 23, 2019): After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Minutes of April 9, 2019; Mr. Quick seconded the motion, and passed unanimously with eligible members present voting, 4-0 (Dell, Quick, Levin, and Totilo).

April 23, 2019: After a brief discussion, Mr. Buccino moved to recommend approval of the Planning Board Minutes of April 23, 2019; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Levin, Quick, and Totilo).

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

May 14, 2019 (CANCELLED)

May 21, 2019