

STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, OCTOBER 16, 2018
CAPITAL BUDGET & REGULAR MEETING
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Michael Buccino and Michael Totilo. Alternates: William Levin and Roger Quick. Absent: Jay Tepper, Vice Chair; Jennifer Godzeno, Secretary; Claire Fishman, Alternate and Lindsay Miller, Board of Representatives - District 7. Present for staff: David W. Woods, PhD, AICP, Deputy Director of Planning and J. R. McMullen, Board of Representatives - District 18.

Also present as Capital Budget presenters (in order of appearance):

- Tara Petrocelli, Administrative Officer, Community Development - City of Stamford
- Peter Stothart, Procurement & Modernization Coordinator - Scofield Manor
- Michael Pensiero, Technology Director - City of Stamford
- Jane von Trapp, Chief Executive Officer - Bartlett Arboretum
- Patricia Sweeney, Treasurer, Board of Directors - Bartlett Arboretum
- Randy Thomas, Director of Production & Facilities - Stamford Center for the Arts
- Marc Jaffe, Chief Executive Officer - Childcare Learning Centers of Fairfield County, Inc.
- Melissa H. Mulrooney, Executive Director & CEO - Stamford Museum
- Harry Day, Vice-President, Executive Committee - Stamford Museum

Ms. Dell called the meeting to order at 6:30 p.m. and introduced the members of the Board and staff present began the Capital Budget presentations. Ms. Dell began by going over the Capital Budget process for the benefit of those who may not have previously attended the Capital Budget proceedings. Ms. Dell then introduced the first department to present.

CAPITAL BUDGET PRESENTATIONS:

1. Office of Administration - Community Development - Tara Petrocelli, Administrative Officer
2. Scofield Manor - Peter Stothart, Procurement & Modernization Coordinator
3. Short Term Financing - Technology - Michael Pensiero, Technology Director
4. Bartlett Arboretum - Jane von Trapp, Chief Executive Officer & Patricia Sweeney, Treasurer, Board of Directors
5. Stamford Center for the Arts - Randy Thomas, Director of Production & Facilities
6. Childcare Learning Centers of Fairfield County, Inc. - Marc Jaffe, Chief Executive Officer
7. Stamford Museum - Melissa H. Mulrooney, Executive Director & CEO & Harry Day, President, Executive Committee

Ms. Dell closed the Capital Budget portion of the meeting and announced a 5 minute break at 7:55 p.m.

Ms. Dell began the Regular Meeting at 8:00 p.m. and introduced the next item on the agenda.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #045-18 - POYANT SIGNS - 66 HIGH RIDGE ROAD - Variance of Section 13F(2):** Applicant is seeking to erect new signage for a single structure CVS Pharmacy which was constructed in such a way that the front of the building faces a side yard but gets street exposure for the property and signage. Property use will remain the same with the addition of a new single-face internally illuminated building sign. Applicant is requesting to erect a 133.06 sq. ft. sign along the side of the building on Cold Spring Road in lieu of the 30 sq. ft. allowed. From a planning perspective, CVS is well signed and they should be able to stay within the existing sign code square footage of 30 ft. as per Section 13-F(2). Ms. Katie Wagner, Quesited Consulting, representing the applicant, made a presentation to the Board and answered questions. After a brief discussion, Mr. Totilo recommended ***DENIAL*** of ***ZBA Application #045-18*** as the proposed sign is too large and should stay within the existing side yard size requirements (30 sq. ft.). In addition, that side of CVS will eventually be blocked when the new development is built. Mr. Levin seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Levin, Quick and Totilo).
2. **ZBA APPLICATION #044-18 - DAVID ORLANDI - 64 STERLING PLACE - Variance of Table III, Appendix B:** Applicant owns an existing single-family residence and is proposing to construct an 18 ft. x 12 ft. second story dormer addition. Applicant is requesting: (a) a 30.9 ft. street line in lieu of the 40 ft. minimum allowed; and (b) a 55.9 ft. street centerline in lieu of the 65 ft. minimum allowed. The applicant is proposing to construct an addition to this existing historic house and the applicant claims it will even out the building thus the variances requested are minimal. After a brief discussion, Mr. Quick recommended ***approval*** of ***ZBA Application #044-18*** with the recommendation the applicant make the pitch of the roofs match 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, 5-0 (Dell, Buccino, Levin, Quick and Totilo).
3. **ZBA APPLICATION #043-18 - TAP CAPITAL PARTNERS LLC - 125 TURN OF RIVER ROAD - Variance of Table III, Appendix B:** Applicant owns an existing single-family residence with a garage. Applicant is proposing to keep the existing garage and construct a new 2½ story dwelling in the same proximity as the existing residence. Applicant is requesting: (a) a 7.4 ft. street line in lieu of the 40 ft. minimum allowed; (b) a 32.4 ft. street center in lieu of the 65 ft. minimum allowed; (c) a 2.8 ft. side yard in lieu of the 10 ft. minimum allowed; and (d) a 23.8% building coverage in lieu of the 20% maximum allowed. The applicant proposes to tear down an existing single-family residence; to keep the garage and build a new 2½ story dwelling in the same footprint. In order to do this they need a number of variances that are not exacerbating the existing legal nonconforming uses. In fact, if approved, the proposed residence will reduce the building coverage from 27.8% to 23.8% which is closer to the 20% maximum allowed. Ms. Jacqueline Kaufman, attorney with Carmody Torrence Sandak Hennessey, made a presentation to the Board and answered questions. After a brief discussion, Mr. Quick recommended ***approval*** of ***ZBA Application #043-18*** with the recommendation the ZBA require the applicant to check with the Environmental Protection Board to see if the house can be moved a minimum of 5 ft. towards the upland review area? If so, it makes more sense to move the house to become more in compliance with the setback requirements. This new house is in character with the surrounding homes 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, 5-0 (Dell, Buccino, Levin, Quick and Totilo).

4. ZBA APPLICATION #047-18 - OSROCK PARTNERSHIP - 401 SHIPPAN AVENUE -

Variance of Section 13I(2): Applicant owns and manages a self-storage facility, Cubesmart, which is improved with two (2) buildings - one contains retail/office/warehouse uses and is ±27,472 sq. ft. and the second is a 4-story self-storage building and is ±22,650 sq. ft. The property also contains a paved parking area, landscaping and a free standing ground sign. The self-storage building is located at the rear of the property with no direct frontage on Shippan Avenue. The applicant is seeking a variance of the existing signage allowances to permit great signage opportunity along the northerly side wall of the building, which operates as its functional front. The applicant would like permission for a 331.1 sq. ft. wall sign along the total northerly building side in lieu of the 60 sq. ft. allowed. The applicant is requesting a signage variance to permit signage on a new building located on 401 Shippan Avenue. 401 Shippan Avenue is improved with two (2) buildings and a parking lot. The first is retail/office/warehouse (West Marine/Tomato Tomato). The second is a new building approved by the Zoning Board last year for self-storage use by Cubesmart. The property is oddly shaped and has very limited frontage on Shippan Avenue. In fact, the new building, which is the subject of this application, is hidden behind another property which fronts on Shippan Avenue. The new building is tucked away on the side of the property and the Zoning Enforcement Officer has determined it has no legal-zoning frontage for the purposes of calculating signage. Therefore, the building is only eligible, by Zoning Enforcement standards, for side yard signage (60 sq. ft. per side). The Applicant is now requesting that it be permitted zoning-frontage equivalent signage rights on one side which will help for wayfinding purposes. The building is located in the M-G zone. The M-G Zone would allow 332 sq. ft. of signage on a front façade of a building. The owner requests a variance to allow signage with 331.1 sq. ft. of signage on the northerly façade, which would be within the amount permitted by Zoning, if the building has a zoning-front. The property is also located in MP Category 6: Commercial Neighborhood Business. Signage on the building will face Shippan Avenue (east) and internal to the site (north). There is no signage proposed on the southerly or westerly sides of the building. After a brief discussion, Mr. Totilo recommended **approval** of **ZBA Application #047-18** and that this request is compatible with the neighborhood and consistent with Master Plan Category #6 (Commercial - Neighborhood Business); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Levin, Quick and Totilo).

PLANNING BOARD MEETING MINUTES:

9/25/18: After a brief discussion, Mr. Levin moved to recommend approval of the Planning Board Minutes of September 25, 2018; Mr. Totilo 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:

October 23, 2018

October 30, 2018 - ***6th Floor Safety Training Room***

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:35 p.m.

Respectfully Submitted,

Theresa Dell, Chair
Stamford Planning Board

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