

STAMFORD PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES - TUESDAY, APRIL 4, 2017
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

Ms. Dell called the meeting to order at 6:35 p.m. and introduced the members of the Board and staff present. Ms. Dell opened the meeting with the first item on the agenda.

REQUEST FOR AUTHORIZATION:

1. SOUTH END FIRE STATION - 670 PACIFIC STREET - PURCHASE & SALES AGREEMENT:

Pacific Street Firehouse, LLC has submitted a proposal to purchase the property and buildings at South End Fire Station #2. This Purchase & Sales Agreement for the South End Fire Station has been in the works for at least 4 years. The City wants disposition of the property known at Fire Station No. 2 and came to an agreement with Pacific Street Fire House, LLC which will ensure that the fire house is preserved and restored as required by the Zoning Board. Historical preservation elements will be kept and includes environmental remediation of \$200M. Burt Rosenberg, Assistant City Attorney, was available to answer any questions. The Board decided to **TABLE** this item until the April 25, 2017 meeting for further HPAC review and to allow Mr. Rosenberg to clarify some outstanding issues brought up by members of the Planning Board. The Board also felt they should have more control of the mediation costs over the Buyer. After a brief discussion, Mr. Tepper made a motion to **TABLE** this agenda item until April 25, 2017; Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Quick, and Tepper).

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:

1. CAPITAL PROJECT #CP6818 - 1056 WASHINGTON BLVD. REMEDIATION: Removal of contaminated materials at 1056 Washington Boulevard to facilitate its use as open space within Mill River Park. This supplemental request is to accept the \$362,000.00 State grant to finish the removal of contaminated materials at 1056 Washington Boulevard in order for the property to be used as open space within Mill River Park. After a brief discussion, Mr. Levin recommended approval of Capital Project #CP6818 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 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 unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Levin and Tepper).

2. ACQUISITION & DISPOSITION OF PROPERTY: This project would be used to cover any fees associated with the acquisition, disposition or consideration of property. Fees would include but not be limited to, title searches, surveys, appraisals and inspections. This request is to appropriate for the Acquisition & Disposition Fund and not to a specific project. From time to time the Administration may want to sell property and fees are associated with any property sale. This project would be used to cover the cost of those fees with capital nonrecurring funding. The City Charter states that any sale of property must be deposited in a capital non-recurring fund and be used for future capital projects. By creating this project there are cleaner transactions and the use of the General Fund is eliminated. After a brief discussion, Mr. Buccino recommended approval of the Acquisition & Disposition of Property and this request is consistent with the adopted 2015 Master Plan; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Buccino, Dell, Fishman, Godzeno, and Tepper).

ZONING BOARD REFERRALS:

ZB Application Nos. 217-03 & 217-04 will be done together in two elements. John Leydon, Esq. made a brief presentation and attorney for the applicant, Richard Freedman, Esq., was available to answer questions the Board had for the developer.

1. **ZB APPLICATION #217-03 - GARDEN HOMES STANLEY COURT LIMITED PARTNERSHIP - STANLEY COURT & WASHINGTON BLVD. - Map Change:** Applicant proposes to change the present zoning districts from R-MF, C-G and C-L to MX-D zoning district to construct a 124,625 sq. ft. apartment building containing 187 units with parking and amenities. After considerable discussion, Mr. Tepper recommended approval of *ZB Application #217-03* and this is compatible with the neighborhood and consistent with the adopted 2015 Master Plan Category #11 (Downtown); Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Quick and Tepper).
2. **ZB APPLICATION #217-04 - GARDEN HOMES STANLEY COURT LIMITED PARTNERSHIP - STANLEY COURT & WASHINGTON BLVD. - Site & Architectural plans and/or Requested Uses & Special Exception:** Applicant is proposing the construction of a 124,625 sq. ft. apartment building containing 187 units with parking and amenities. After considerable discussion, Mr. Quick recommended approval of *ZB Application #217-04* and this is compatible with the neighborhood and consistent with the adopted 2015 Master Plan Category #11 (Downtown); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Quick and Tepper).
3. **ZB APPLICATION #217-09 - JULIANA ENTERPRISES, LLC c/o JOE SORRENTINO (GREENWICH HONDA) - 35-41 MAGEE AVENUE - Site & Architectural Plan and/or Requested Uses, Special Exception & Coastal Site Plan Review:** Applicant is proposing to construct a two-story automotive sales and service building (30,776 sq. ft.) with associated parking areas, site work, landscaping, lighting and storm water management area on the ±2.732 acre property. Property is within the MG Zoning District. This proposed new car dealership on Magee Avenue is located in an M-G (Industrial) Zone which permits car dealerships. Given that the proposal is to construct a 2-story building of 30,776 sq. ft. it requires a Special Exception. After a brief discussion, Mr. Levin recommended approval of *ZB Application #217-09* and this compatible with the neighborhood and consistent with the 2015 Master Plan Category #7 (Commercial - Arterial); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Levin and Tepper).

PLANNING BOARD MEETING MINUTES:

Meeting of 03/21/17: After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Minutes of March 21, 2017; Ms. Godzeno seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Buccino, Dell, Fishman, Quick and Tepper).

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meeting is:

04/25/17

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:00 p.m.

Respectfully Submitted,

Claire Fishman, Secretary
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.