

**STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, JANUARY 19, 2016
REGULAR MEETING - 4TH FLOOR CAFETERIA
GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT**

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Claire Fishman, William Levin, Jay Tepper and Michael Totilo. Absent: Jennifer Godzeno. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner.

Ms. Dell, Chair called the meeting to order at 6:35p.m., and introduced the members of the Board and announced that Jennifer Godzeno was going to be absent and that William Levin would be voting on all items. Ms. Dell introduced the first item.

SUPPLEMENTAL CAPITAL APPROPRIATIONS:

- 1. ROADWAY DESIGN & RECONSTRUCTION - PROJECT #CP1281:** To establish a continuous sidewalk on the west side of Hope Street in the vicinity of Knapp Street. Acceptance of \$50,000.00 in additional funds. After a brief discussion, Mr. Totilo recommend approval of Project #CP1281; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Tepper and Totilo).

Dr. Woods made a brief presentation on Item Nos. 2 & 3 upon which the Planning Board's recommendation served as Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter and found them both to be consistent with CGS Section 8-24 and the City Charter Section C6-30-13, as well as consistent with the 2015 Master Plan.

- 2. TOQUAM INDOOR AIR QUALITY ISSUES - PROJECT #C5B217:** Recommending partial closeout of Project #C5B217. A Supplemental Capital Appropriation of the net closeout amount of \$1.5 Million is being submitted concurrent with this recommendation to be applied towards Project #C5B622 Stamford High School Addition & Modernization project. After a brief discussion, Mr. Levin recommend approval of Project #C5B217; Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Tepper and Totilo).
- 3. STAMFORD HIGH SCHOOL ADDITION & MODERNIATION - PROJECT #C5B622:** Request in the amount of \$1,500,000.00 to be used for exterior brick restoration of the 1927 building. A significant amount of deterioration was discovered during the repairs of the courtyard walls. These problems need to be addressed in the Summer 2016 while school is out. After a brief discussion, Mr. Levin recommend approval of Project #C5B622; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Tepper and Totilo).

SUBDIVISION ABANDONMENT & RELEASE OF PERFORMANCE BOND:

SUBDIVISION APPLICATION #3942 - 22 & 26 ISLAND HEIGHTS DRIVE: Previous land-owners, who had initiated the subdivision, no longer own said property and agree to forfeit the subdivision if their request of the immediate release of the performance bond is granted. Dennis Origi and Gerard Diacri spoke and tried to answer questions from the Board as best they could. They also presented a letter acknowledging that Eric J. Lenhart, the current property owner of 22 Island Heights Drive, consents to the release of the Performance Bond and relinquishes the subdivision. After a brief discussion it was decided this agenda item be tabled until the applicant can produce a new mylar giving the lot lines for the two (2) lots as originally subdivided.

ZONING BOARD REFERRALS:

Items 1, 2, & 3 below were presented to the Board by Ray Mazzeo, of Redniss & Mead; Jacqueline Kaufman, of Carmody Torrance Sandak & Hennessey, and Lee Bloom for the applicant. The Planning Board made a separate motion for each application.

1. **ZB APPLICATION #215-37 - RICHARD W. REDNISS - TEXT CHANGE:** Applicant would like to amend Article III, Section 3-A by adding a new definition #7.5 Assisted Living Facility and to amend Section 9-AAA MX-D (Mixed use Development District) and Section 12-D(5) parking regulations by updating language to reflect “Assisted Living Facility” requirements. After a brief discussion, Mr. Totilo recommend approval of ZB Application #215-37; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Tepper and Totilo).
2. **ZB APPLICATION #215-38 - LCB SENIOR LIVING + 1551 SUMMER STREET, LLC; 1625 REALTY CORP. & 20 SECOND STREET, LLC - MAP CHANGE:** Applicant proposes to change approximately 1.01 acres in Block 228 bounded by Summer, Third and Second Streets currently zoned C-L, C-B and R-MF to MX-D. After a brief discussion, Ms. Fishman recommend approval of ZB Application #215-38; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Tepper and Totilo).
3. **ZB APPLICATION #215-39 - LCB SENIOR LIVING + 1551 SUMMER STREET, LLC; 1625 REALTY CORP. & 20 SECOND STREET, LLC - GENERAL DEVELOPMENT PLAN:** Applicant proposes to construct a five-story building to accommodate 79 assisted living units and 25 memory care units for 112 occupants, amenities, landscaping, drainage, parking and site improvements on 1.01 acres at Third, Summer and Second Streets in an MX-D infill zone. After a brief discussion, Mr. Tepper recommend approval of ZB Application #215-39; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Tepper and Totilo).

Mr. Totilo moved to place agenda Item #5 as Item #4; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Levin, Tepper and Totilo) (Ms. Fishman stepped out during this motion but returned for the presentation)

4. **ZB APPLICATION #216-01 - ZONING BOARD - TEXT CHANGE:** Amend Article III, Section 13-C-5 and Section 20-C regarding posting signs on properties scheduled for Public Hearing before the Zoning Board in order to provide public notice. While this regulation may also be appropriate for subdivisions and Master Plan changes, the Planning Board should recommend this text amendment be only for the Zoning Board at this time, thereby, allowing the Land Use Bureau to analyze its effects. Also, it is recommended that all signs should be consistent 3 ft. x 4 ft. in size. After a brief discussion, Mr. Totilo recommend approval of ZB Application #216-01; Mr. Levin seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Tepper and Totilo).
5. **ZB APPLICATION #215-40 - WILLIAM J. HENNESSEY, JR. - TEXT CHANGE:** Applicant would like to amend: (1) Article III, Section 9BB 3 to reduce the minimum area of property from two acres to one acre and allow the site to be separated by a street and to extend the easterly parcel of the district to Pacific Street; and (2) Article III, Section 5a to limit residential density for any site in Master Plan Category No. 9 to that allowed under the Master Plan. The applicant, William J. Hennessey, Jr., partner with Carmody Torrance Sandak & Hennessey, made a presentation to the Board representing a group of landowners who want to develop parcels close to the Stamford Transit Center. After a brief discussion it was decided this agenda item would be tabled until a later date.

6. ZB APPLICATION #215-33 - 10 RUGBY STREET, LLC - TEXT CHANGE: Applicant would like to amend Article II, Section 3-A definitions to add two new definitions (28.5) for Demolition Material Recycling and (28.6) Demolition Material Recycling Facility within the M-G General Industrial District and such use shall be approved by Special Exception of the Zoning Board, subject to special standards identified in the proposed definition, only as an interim use for an initial period not to exceed five (5) years. In April 2015, the Planning Board heard the earlier version of this application (#212-23), and unanimously recommended approval with recommendations as follows: the Zoning Board clarify the definition of what is an “emergency,” and that this clause be limited in its use to a small number, 10 to 15 times a year, as well as limit the time to no later than 10:00 p.m. The applicant, Richard Redniss, heard the recommendations of the Planning Board and Zoning Board and based on these issues revised the application. Mr. Redniss made a brief presentation outlining the changes in the application. After a brief discussion, Mr. Totilo recommend approval of ZB Application #215-33; Mr. Levin seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Tepper and Totilo).

PLANNING BOARD MEETING MINUTES:

Meeting of 1/5/16: After a brief discussion, Ms. Fishman moved to recommend approval of the Planning Board Minutes of January 5, 2016; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Totilo, and Tepper).

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

1/26/16

2/2/16 - PUBLIC HEARING OF THE CAPITAL BUDGET

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:25 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.