

**STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, FEBRUARY 23, 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. Other staff present: Jay Fountain, acting OPM Director and Tony Romano, Budget Analyst.

Ms. Dell, Chair, called the meeting to order at 6:30 p.m., introduced the members of the Board and welcomed Mr. Fountain and Mr. Romano. Ms. Dell introduced the first item.

CAPITAL BUDGET:

Adopt Planning Board 2016-2017 Capital Budget & 2017-2023 Capital Plan. Mr. Tepper moved to compliment Mr. Romano for his time and efforts in preparing all the budget documents for the Planning Board; seconded by Mr. Totilo. After a brief discussion, Mr. Tepper moved to approve submitting to the Mayor the Planning Board 2016-2017 Capital Budget and the 2017-2023 Capital Plan; Mr. Levin seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Tepper and Totilo).

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #216-004 - ZONING BOARD-CITY OF STAMFORD - Text Change - To amend Article III to establish a new Section 7.8:** The following proposed amendments to the Stamford Zoning Regulations serve to establish a new definition and standards for dormitory housing, to be permitted by Special Exception in the CC-N, CG, MX-D, MR-D, RH and RM-F zoning districts, for properties within one-half (½) mile of the campus of the institution served. Related amendments delete the current definition for “Colleges and Dormitories” and establish a new definition for “Colleges and Universities”. Dr. Woods made a brief presentation outlining the purpose and issues pertaining to the Zoning Board referral to amend Article III, Section 7 relating to dormitory housing for colleges and universities. After a brief discussion, Ms. Fishman recommend approval of ZB Application #216-004 and this text amendment is consistent with the 2015 Master Plan; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Tepper and Totilo).

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #013-16 - FRANTZ & EMMANUELLA LAUTURE - 88 LENOX AVENUE - Variance of Section 12-Automobile Parking and Loading Spaces:** Applicant would like to allow an existing one (1) family home to add a group daycare center and provide a total of three (3) parking spaces in lieu of the four (4) parking spaces required (Property is grandfathered for one (1) parking space in lieu of two (2) parking spaces required); and Special Exception (Section 19.32e): To allow a group daycare center use #24.1 to be run on the property. This is a very small lot for 12 children to be cramped into which makes this variance request not compatible with the neighborhood. After a brief discussion, Ms. Fishman recommended denial of ZB Application #216-004 due to being too excessive of a use for the neighborhood, and is not consistent with the 2015 Master Plan; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Tepper and Totilo).

2. **ZBA APPLICATION #014-16 - CITY OF STAMFORD - 1281 COVE ROAD (COVE ISLAND PARK) - Variance of Article III, Section 7:** SoundWaters is seeking relief from Section 7.1-Flood Prone Area Regulations, Paragraph F, Variance #3, Historic Structures. The shed is eligible for designation on the National Register of Historic Places as an outbuilding to the SoundWaters Center (formerly the Holly House Mansion) which has been on the register since 1979. Background: At its May 6, 2014 meeting, the Planning Board reviewed this variance request as part of the Hurricane Sandy Disaster Relief Assistance Grant Program (DRAG) and the State Historical Preservation office for the SoundWaters shed repairs. At that meeting, the Planning Board unanimously recommended approval and that it was consistent with the Master Plan. The variance was approved by the Zoning Board of Approvals and SoundWaters submitted its grant application. Since they had not heard from DRAG, SoundWaters assumed they did not get the grant. The one year time frame for the variance had expired. However, on January 15, 2016 SoundWaters was notified by Douglas Royalty, Hurricane Sandy Grants Coordinator, that SoundWaters was indeed eligible for this grant. As such, SoundWaters needs a new variance. After a brief discussion, Mr. Levin moved to recommend approval of ZBA Application #014-16, and this variance is consistent with Connecticut General Statute Section 8-24, and the City Charter Section C6-30-13, and this variance is also consistent with the 2015 Master Plan; Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Tepper and Totilo).
3. **ZBA APPLICATION #015-16 - GABRIELA CZAJA - 0 SYLVAN DALE AVENUE - Variance of Table III, Appendix B:** Applicant is requesting 1,850 sq. ft. per unit in lieu of the 2,000 sq. ft. per unit required in an RM-F Zone. The applicant needs 450 sq. ft. to have a legal lot to build three (3) units and is asking for relief of this lot requirement. However, the lot is narrow and three (3) units would be a very tight fit. Before the Planning Board discussed this, Mr. Totilo recused himself because of a potential conflict of interest since his client sold this property to Ms. Czaja. After a brief discussion, Mr. Tepper moved to recommend denial of ZBA Application #015-16 because the applicant can build two (2) units on this overly small lot without a variance; however, multifamily housing is consistent with the 2015 Master Plan Category #3 (Residential Low Density Multifamily); Mr. Levin seconded the motion and passed with eligible members present voting, 4-0 (Dell, Fishman, Levin, and Tepper).
4. **ZBA APPLICATION #016-16 - FABRIZIO & BARBARA ZICHICHI - 214 WESTOVER ROAD - Variance of Section 3, Definition #2 (Accessory Building or Use) and Section 6 (Accessory Building D):** To permit applicant an accessory structure with a height of 18.8 feet in lieu of the maximum 15 feet allowed. The Zoning Board of Appeals granted a previous variance with the accessory garage height approved at 18.8 ft. in lieu of 15 ft. This request is to clean up that previous oversight. After a brief discussion, Mr. Totilo moved to recommend approval of ZBA Application #016-16 and is consistent with the 2015 Master Plan; Ms. Fishman 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 2/2/16: After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Minutes of February 2, 2016; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Tepper and Totilo).

OLD BUSINESS:

The Planning Board received a note from David Kileen thanking the Board for the card and gift given for his departure from the Zoning Board.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

3/1/16 - Cancelled

3/8/16

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 7:15 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.