

**STAMFORD PLANNING BOARD  
REGULAR MEETING  
APPROVED MINUTES - TUESDAY, SEPTEMBER 6, 2016  
4TH FLOOR CAFETERIA, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT**

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Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Jennifer Godzeno and Michael Totilo. Alternate: William Levin. Absent: Claire Fishman, Secretary. Present for staff was David W. Woods, PhD, AICP, Principal Planner; Thomas Madden, AICP, Director of Economic Development; Laura Burwick, Special Assistant to the Mayor; William Dunn, Interim Chief Operating Officer, Board of Education; and Richard Lyons, Facilities, Board of Education.

Ms. Dell, Chair, called the meeting to order at 6:30 p.m. and introduced the members of the Board, staff present and the first item on the agenda.

**REQUEST FOR AUTHORIZATION**

**SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:**

1. **ENERGY IMPROVEMENT PROJECTS:** Proceeds will be used for the following: Building lighting replacement (LED lights in 15 schools plus Government Center); street light replacement (5,190 LED bulbs); replacement of the cooling tower and HVAC compressor at Government Center and the repair of the AITE Ice Storage (HVAC) system. See costs below:

<b>Project</b>	<b>Phase</b>	<b>Cost</b>	<b>Rebate</b>	<b>Net Cost</b>
School Lighting	I	\$6,191,710.00	\$1,402,493.00	\$4,789,217.00
Government Center Lighting	I	\$700,651.00	\$256,710.00	\$443,941.00
AITE Cooling	I	\$94,434.00		\$94,434.00
Street Lighting	II	\$2,060,135.00	\$389,820.00	\$1,670,315.00
Government Center Cooling	II	<u>\$2,199,922.00</u>		<u>\$2,199,922.00</u>
<b>TOTAL PROJECT COSTS</b>		<b>\$11,246,852.00</b>	<b>\$2,049,022.00</b>	<b>\$9,197,829.00</b>

After a brief discussion with the Board and questions to Thomas Madden, Mr. Totilo recommended approval of the Energy Improvement projects and that 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; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Levin, Tepper and Totilo) (Ms. Godzeno was not present at the August 9, 2016 meeting so was ineligible to vote).

**ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #055-16 - STATE OF CONNECTICUT DEPT. OF TRANSPORTATION - 151 COURTLAND AVENUE - Variance Requests:** Applicant is proposing the following variance requests: [1] *Section 9(F)(5)(f)* - The property is located in an R-5 zone, requiring a minimum of 2,500 sq. ft. of lot area per dwelling unit. Based on the current use, the property should contain 127,500 sq. ft. of lot area, but currently contains 104,426 sq. ft. This lot will be further reduced to 101,586 sq. ft. as a result of the State's acquisition of 2,840± sq. ft., in connection with Route 106 intersection improvements. This variance is being requested in connection with C.G.S. Section 48-24; and [2] *Table III, Appendix B - Residential District (R-5) S.F. Per Family* (101,586 sq. ft. ÷ 51 units = 1,992 sq. ft. /unit), in lieu of 2,500 sq. ft./unit. After a brief discussion, Mr. Tepper recommended approval of ***ZBA Application #055-16***; and this request is compatible with the neighborhood and consistent with the 2015 Master Plan Category #3 (Residential - Low Density Multifamily); Mr. Levin seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Tepper and Totilo).

2. **ZBA APPLICATION #056-16 - LAURA MARTIN - 30 PELLOM PLACE - Variance of Appendix B, Table III:** Applicant would like to extend second floor over portion of existing first floor and is requesting: (1) Second story addition above existing first floor 26 ft. from front property line (Pell Place) in lieu of 30 ft. required. (Please note that portions of the existing building are already 16.9 ft. from Pell Place.); and (2) Second story addition above existing first floor 51 ft. from street center line (Pell Place) in lieu of 55 ft. required. (Please note that portions of the existing building are already 41.9 ft. from Pell Place center line.) The applicant is requesting a 2nd floor addition above the 1st floor of a house that already has a non-conforming setback. In addition, this property is a corner lot which shows two front yards built in 1920. After a brief discussion, Mr. Totilo recommended approval of ***ZBA Application #056-16***; and that this request is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single-Family); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Tepper and Totilo).
3. **ZBA APPLICATION #057-16 - SULTANA SHARIF - 284 SELLECK STREET - Variance of Appendix A, Table I:** Applicant owns an existing single family lawfully non-conforming residence in an M-G zone built in 1925 and would like to expand the vacant attic area for commercial use and add a 245 sq. ft. kitchen area to support existing residential use and to improve basement access by 90 sq. ft. for a total of 335 sq. ft. added to the footprint. Applicant is requesting a variance to allow the expansion of a non-conforming use in an M-G zone. The applicant is requesting a use variance to allow expansion of a non-conforming residential use in an M-G Zone (Footnote #2 does not apply). The applicant is not expanding the existing non-conforming use and would be required to bring this non-conforming use into current building and fire standards. After a brief discussion, Mr. Tepper recommended approval of ***ZBA Application #057-16***; and that this request is compatible with the neighborhood and is consistent with Master Plan Category #13 (Industrial - General). Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Tepper and Totilo).
4. **ZBA APPLICATION #058-16 - ALEX BLUM - 116 FARMS ROAD - Variance of Article III, Section 6A:** Applicant owns a single family residence and is seeking a variance in order to: (1) build a tennis court in the front yard; and (2) erect a 12 foot high fence in lieu of 6 feet. Looking at the constraints of the applicant's septic system, it is not possible to build in the back; which means the front yard is the only place to build, and a tennis court is allowed in the front yard in an RA-3 Zone. The issue here is whether the ZBA should approve a variance to build a 12 ft. high fence which is twice the permitted size of 6 ft. (NOTE: This variance was previously approved by the ZBA, however, the applicant did not act on it in a timely manner.) Notwithstanding that the ZBA should require the applicant to preserve as many trees as possible for screening. After a brief discussion, Ms. Godzeno recommended approval of ***ZBA Application #058-16*** with the suggestion that the ZBA require the applicant to replace all the trees that are removed as screening; and that this request is compatible with the neighborhood and is consistent with Master Plan Category #1 (Residential - Very Low Density Single-Family); Mr. Levin seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Tepper and Totilo).
5. **ZBA APPLICATION #059-16 - PASQUALE PISANO - 86 ELMCROFT ROAD - Variance of Appendix A, Table II:** Applicant is seeking a variance for a used car dealership in an M-G zone. From a planning perspective, there is a reluctance to support continuation of industrial uses in residential zoning districts. This is a very small lot, and consistently has problems with blight of used cars in front. After a brief discussion, Mr. Totilo recommended ***DENIAL*** of ***ZBA Application #059-16***, and that this request is not compatible with the neighborhood and is not consistent with Master Plan Category #9 (Urban Mixed-Use); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Tepper and Totilo).
6. **ZBA APPLICATION #060-16 - FRANK LUCHERINI - 885 SUMMER STREET - Variance of Appendix B, Table III:** Applicant would like to update exterior façade to all four sides of the existing Dairy Queen, and is requesting a front yard setback of 4.1 ft. in lieu of the 10 ft. required. Updating the building facade will be an improvement for the area. After a brief discussion, Mr. Levin recommended approval of ***ZBA Application #060-16***, and that this request is compatible with the neighborhood and is consistent with Master Plan Category #9 (Urban Mixed-Use); Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Tepper and Totilo).
7. **ZBA APPLICATION #061-16 - MALGORZATA SCHNEIDER - 10 ANDOVER ROAD - Variance of Appendix B, Table III:** Applicant owns a single family residence and would like to expand front entrance

roof. Applicant is requesting: (1) a street front setback of 22.6 ft. in lieu of 30 ft. required to front entrance roof; and (2) front centerline setback of 47.2 ft. in lieu of 55 ft. required. The Board concurs with applicant's contention that the "design is minimal and in keeping with the appearance of surrounding houses." After a brief discussion, Mr. Totilo recommended approval of **ZBA Application #061-16**, and that this request is compatible with the neighborhood and is consistent with Master Plan Category #2 (Residential - Low Density Single-Family); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Tepper and Totilo).

8. **ZBA APPLICATION #062-16 - COMMUNITY AUTO REPAIR, LLC (ROGER ADRIANO) - 32 LEON PLACE - Variance of Section 10A & Special Exception of Section 19:** Applicant owns a 1-story cement block building and would like to expand existing non-confirming metal fabrication shop to an auto repair shop under Appendix A - Table II #109 Public Garages. Applicant is requesting a variance to operate an auto repair shop (without gas pumps) in an RM-F zone. As with the previous Application #059-16, the Board is, again, reluctant to support continuation of non-confirming industrial uses in residential zoning districts. However, in this situation, what the applicant is doing is requesting a change of industrial use from manufacturing fabrication to auto repair all to occur inside the existing building. This use is consistent with other practices in the neighborhood especially to the east along Diaz Street. The one concern is that while this use is similar in intensity, will the auto repair shop increase traffic? After a brief discussion, Mr. Levin recommended **DENIAL** of **ZBA Application #062-16** as the type of business proposed appears to not be appropriate for the building, multiple uses are excessive for the property, it is not compatible with the neighborhood, and it is not consistent with Master Plan Category #13 (Industrial - General).

**PLANNING BOARD MEETING MINUTES:**

**Meeting of 8/9/16.** After a brief discussion, Mr. Totilo moved to recommend approval of the Planning Board Minutes of August 9, 2016; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 4-0 (Dell, Levin, Tepper and Totilo) (Ms. Godzeno was not in attendance so ineligible to vote)

**OLD BUSINESS:**

**NEW BUSINESS:**

Next regularly scheduled Planning Board meeting is:

9/13/16 - Cancelled

9/20/16

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 7:17 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.