

STAMFORD PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES, TUESDAY, FEBRUARY 17, 2015
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

Ms. Dell, Chair called the meeting to order at 6:39 p.m., and introduced the members of the Board and announced that Mr. Naumowicz would not make the meeting tonight. Ms. Dell introduced the first item.

REQUESTS FOR TIME EXTENSION

Request for Extension of Time to file Final Map for Subdivision #4016 – 12 West Haviland Lane. Dr. Woods introduced request for a 90-day extension of time to file the Final Map for Subdivision #4016 pursuant to Connecticut General Statutes § 8-25. After a few questions to Mr. John Leydon for the applicant, Ms. Fishman moved to approve the extension of time to file the Final Map; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

Request for Extension of Time to file Final Map for Subdivision #4018 – 93 Lawton Avenue. Dr. Woods introduced request for a 90-day extension of time to file the Final Map for Subdivision #4017 pursuant to Connecticut General Statutes § 8-25. After a few questions to Mr. John Leydon for the applicant, Mr. Tepper moved to approve the extension of time to file the Final Map; Mr. Quick seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

Motion to add Request for Extension of Time to file to the agenda: Ms. Dell requested a motion to add the third request for an Extension of Time to File. Mr. Tepper moved to approve adding this request to the agenda; Mr. Quick seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

Request for Extension of Time to file Final Map for Subdivision #4019 – 68 Lawn Avenue. Dr. Woods introduced request for a 90-day extension of time to file the Final Map for Subdivision #4019 pursuant to Connecticut General Statutes § 8-25. After a few questions to Mr. Richard Redniss for the applicant, Ms. Fishman moved to approve the extension of time to file the Final Map; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

ZBA REFERRALS:

ZBA Appl. 011-15 15 Ralph Street, the applicant is requesting variances of Table III, Appendix B for relief of setback requirements in an R-10 district. The applicant wants to build an addition and deck in the rear of the dwelling; however, she is in the FEMA flood zone, which means the dwelling needs to be raised up above the flood zone. This is an existing non-conforming dwelling. Ms. Dell introduced this referral request and asked Dr. Woods to briefly discuss the pertinent issues. After a brief discussion with the Board, Ms. Fishman moved to recommend the ZBA approve **ZBA Appl. 11-15**, and that this application is consistent with the 2015 Master Plan; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

ZBA 012-15 1035 Newfield Avenue, the applicant is requesting a Special Exception of Appendix A, Table 1, Item 17: Community Center in compliance with Section 19 of the Zoning Code. The applicant needs a Special Exception to change anything on this property, which in this case includes two gazebos and three utility poles. Mr. Richard Redniss for the applicant answered the Board's questions. After a brief discussion with the Board, Mr. Totilo moved to recommend the ZBA approve **ZBA Appl. 12-15**, and that this application is consistent with the 2015 Master Plan; Mr. Quick seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

ZBA 013-15 54 Myrtle Avenue, the applicant is requesting variances of Table III, Appendix B for relief of rear property line and building coverage requirements in C-N (Neighborhood Business) district. The applicant wants to add an additional story to the rear of the building, 918 square feet was taken from the property for the Urban Transitway. Ms. Dell introduced this referral request and asked Dr. Woods to briefly discuss the pertinent issues. After considerable discussion with the Board, Mr. Quick moved to recommend approval of **ZBA Application 13-15** with the suggestion that the ZBA review the one foot setback, and perhaps approve building at 16 feet instead of 19 feet, and that this application is consistent with the 2015 Master Plan; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

PLANNING BOARD MEETING MINUTES:

Meeting of 2/10/15: After a brief discussion, Ms. Fishman moved to recommend approval of Planning Board Minutes of February 10, 2015; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

DISCUSSION & ADOPTION:

CAPITAL BUDGET 2015-2016 & CAPITAL PLAN 2016-2022

After considerable discussion and review of the wording of the Transmittal Letter with the Board, Mr. Tepper moved to approve the wording of the Transmittal Letter as edited; Ms. Fishman seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo). Mr. Quick moved to adopt the Final Capital Budget to be submitted the Mayor; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

Old Business

None.

New Business

Ms. Dell announced that the Planning Board would have an upcoming public meeting on the new Police Headquarters that the Mayor announced the previous Thursday. Dr. Woods announced that the referral request to the Zoning Board application for Davenport Landing and Stamford Landing Boatyard and apartment developments was received, and that the City was hiring an outside consultant to conduct a peer review on the proposal. After a brief discussion, the consensus of the Board was to not hear this referral until the consultant's report is received and the Land Use Bureau is satisfied that it is a complete application.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 9:30 p.m.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

Note: These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.