

STAMFORD PLANNING BOARD
REGULAR MEETING & PUBLIC HEARING
APPROVED MINUTES, TUESDAY, APRIL 7, 2015
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

Ms. Dell, Chair called the meeting to order at 6:30 p.m., and introduced the members of the Board and announced that Roger Quick and Zbigniew Naumowicz were going to be absent. Ms. Dell introduced the first item.

REGULAR MEETING – 6:30 PM TO 55 PM

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REQUEST FOR AUTHORIZATION

Authorization request of Rights of Way to include partial taking of 4 Pulaski Street for Intersection Improvements at Washington Boulevard. Mani Poola, Traffic Engineer made a brief presentation requesting authorization to start the Right-of-Way acquisition process for intersection improvements. After a brief discussion with the Board, Mr. Teppner moved to recommend approval of request for authorization; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Teppner, and Totilo).

ZB Application #215-09 WILLIAM J. HENNESSEY, JR., Text Change, to amend Article III, Section 4-AA-11 the Village Commercial District by 1) modifying the maximum building height to four (4) stories and 45 feet and establishing the 12 foot building façade setback above the third story instead of at 32 feet as currently required, 2) by defining a specific standard for parking space dimensions as well a provisions for tandem parking spaces, and 3) modifying the requirement that buildings be constructed at zero setback from the front property line. Dr. Woods announced that the applicant requested that the Planning Board hold off on its referral to the Zoning Board until the April 28th meeting to give them time to meet with the Glenbrook Neighborhood Association on April 21st. The public hearing has been moved to early May. After a brief discussion, the Board concurred.

Subdivision Application #4021 – Christopher Malloy, for the subdivision of property into two parcels, located on the south side of Bungalow Park, having the address of 32 Bungalow Park. Dr. Woods started his presentation by introducing the applicant Christopher Malloy and his father Bill, and pointed out that this is the second time that the Board has seen this application; the first time was as a referral to the ZBA for setback variances to the existing house, which the ZBA granted. This is a simple two lot subdivision for a lot in a R7.5 zone. Finally, Dr. Woods recommended that the Board approve this subdivision with the conditions presented. After a brief discussion with the Board, Mr. Totilo moved to approve this two-lot subdivision with the

date to be filled in; Ms. Fishman seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper, and Totilo).

PLANNING BOARD MEETING MINUTES:

Mr. Tepper moved to add Planning Board minutes of March 24th and March 31st on the agenda; Ms. Fishman seconded the motion, and the motion passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Levin and Tepper). Mr. Totilo did not vote since he did not attend either meeting.

Meeting of 3/24/15: After a brief discussion with the Board, Mr. Levin moved to approve the minutes of March 24, 2015; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Levin and Tepper).

Meeting of 3/31/15: After a brief discussion with the Board, Ms. Fishman moved to approve the minutes of March 31, 2015; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Levin and Tepper).

Ms. Dell opened the Public Hearing on Subdivision Application #4012 – of G&T High Ridge Associates, LLC, and explained to the audience the sequence of how the public hearing would proceed. She then called upon the applicant to make their presentation on the application to the Board.

Given that the Board had finished these items by 6:50 p.m., Ms. Dell asked if there was any old or new business to address.

Old Business

None reported.

New Business

Ms. Dell reported that Mayor Martin called to thank the Board on its work on making the Boatyard Consultant scope of work stronger and the cooperation among the three boards was appreciated.

Dr. Woods stated that while the number of participants was not as high as one would like, the quality of input on the four stakeholder groups [Elected and appointed officials, small business groups, large developers including the hospital, and advocates] was excellent and validated the earlier findings, including that of BFJ and the Master Plan.

PUBLIC HEARING - 7:00 P.M.

Subdivision Application #4012 of G&T High Ridge Associates, LLC. The applicant has applied to re-subdivision of property commonly known as 745 High Ridge Road and 751 High Ridge Road, Stamford, Connecticut into six (6) parcels. The property is located on the east side of High Ridge Road about 400 feet north of Bel Aire Drive. The two properties are +/- 1.9224

acres and are located in the R-10 zone. Mary Kate Smith, attorney and Mr. Len D'Andrea, P.E. Surveyor made the presentation for the applicant to the Board and neighbors. After the presentation by the applicant's representatives, Ms. Dell asked if anybody from the audience wished to speak for the project, no one spoke. Ms. Dell then asked for those who were opposed to the subdivision, and a number of neighbors spoke. The key issues raised were the height of the new houses proposed, keeping of the existing trees that add to the quality of life for their houses. Mr. D'Andrea answered as many of the questions and concerns as possible. Upon the completion of the public hearing, Ms. Dell announced that the Board would not be deliberating on this subdivision, but would deliberate at its May 5th meeting.

DELIBERATION AND DECISION:

Subdivision Application #4015 of 1045 Stillwater Associates, LLC. The applicant has applied to subdivide the property commonly known as 1045 Stillwater Road, Stamford, Connecticut into six (6) parcels. The property is located on the south side of Stillwater Road and the southeast terminus of Stillview Road. The property is +/- 2.964 acres and is located in the R-20 zone. After Ms. Dell asked each member of the Board for their comments, the consensus of the Board was leaning to approving this six-lot subdivision. Dr. Woods discussed the Draft Conditions focusing on the added conditions since the Board reviewed them at an earlier meeting, including requests from the City's Traffic Engineer. After a considerable discussion with the Board, Mr. Totilo moved to approve Subdivision Application #4015 with conditions effective April 30, 2015; Mr. Tepper seconded the motion, and passed on a vote of four votes in favor (Dell, Levin, Tepper and Totilo), and one abstention: Fishman.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:55 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.