

STAMFORD PLANNING BOARD
REGULAR MEETING & PUBLIC HEARING
APPROVED MINUTES, TUESDAY, APRIL 21, 2015
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair, Claire Fishman, Roger Quick, Jay Tepper and Michael Totilo. Alternates: William Levin. Absent: Jennifer Godzeno and Zbigniew Naumowicz. 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 Jennifer Godzeno would be out due to having a baby, and Zbigniew Naumowicz were going to be absent. Ms. Dell introduced the first item.

ZONING BOARD REFERRALS:

Discussion: ZB Application #212-23 Revised – TEN RUGBY STREET, LLC, Text Change, to amend Article II, Section 3-A by adding a new definition #82.1 for a Recycling Reclamation Facility in the M-G General Industrial District. After a considerable discussion with Rick Redniss, Mr. Tepper moved to recommended that the Zoning Board approve this text change with the suggestion that 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 p.m., as well as consistent with the adopted 2015 Master Plan; Ms. Fishman seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

ZB Application #215-14 - RICHARD REDNISS, LLC, Text Change, to amend Article III, Section 9-N by adding a paragraph 1 to allow the time period within which to obtain building for residences in certain developments in R-D Designated Residential Districts to extend in perpetuity provided several conditions are met: a) BMR requirements have been satisfied, b) common elements have been completed, and c) WPCA conditions have been satisfied. Mr. Richard Redniss made a presentation for the applicant, and the Board heard from neighbors who focused mostly on creating certainty on finishing this development, establishing a Home Owners Association with teeth that everybody pays into. After considerable discussion, Mr. Tepper moved to table this item until May 12, 2015; 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 4/7/15: After a brief discussion with the Board, Mr. Tepper moved to approve the minutes of April 7, 2015; Ms. Fishman seconded the motion, and passed unanimously with eligible members present voting, 4-0 (Dell, Fishman, Tepper, and Totilo); Mr. Quick and Mr. Levin were absent from the April 7, 2015 meeting.

Old Business

Mr. Totilo moved to add to the agenda Dr. Woods' request to review and approve the revised conditions for Subdivision Application #4015 of 1045 Stillwater Associates, LLC.; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

Subdivision Application #4015 of 1045 Stillwater Associates, LLC.

Dr. Woods explained that due to staff error the inclusion of a condition to replace an existing guard rail when there wasn't an existing guard rail adjacent to this property needed to be deleted, and since this revision was needed the staff took the opportunity to clarify a couple of the conditions, including the definition of "work." After a brief discussion, Mr. Tepper moved to approve the revised conditions for Subdivision Application #4015; Mr. Totilo seconded the motion, and passed and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

Dr. Woods reported that at the last Planning Board meeting, questions arose whether the current residential building being built under VC zoning on Glenbrook Road is really 3 stories and 35 feet. Upon review of the approved plans, and visiting again, yes the leasable space has not surpassed the allowable height [Note: the "Mechanical Penthouse" is not part of the building height calculation, and Mr. Levin is right it's quite a bit higher than 35 feet, which is the calculation of]. One way to check this is to stand in front of the building and know that the driveway hole is 14 feet and each of the 2 stories above that are about 9 feet, which would total 32 feet. The issue here is that this building sticks out as the only building being built on that side of the street or as planning professor, Ed Blakely calls it "a jack-o-lantern smile."

New Business

Dr. Woods announced that there was a Special Glenbrook Neighborhood Meeting on Wednesday, April 22nd at 7:30 p.m. at Union Memorial Church, 58 Church Street billed as an Open Forum re development in Glenbrook's Village Commercial District.

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.