

STAMFORD PLANNING BOARD
REGULAR MEETING & PUBLIC HEARING
APPROVED MINUTES, TUESDAY, MAY 5, 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. Alternate: 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 6:35 p.m., and introduced the members of the Board and announced Jennifer Godzeno and Zbigniew Naumowicz were going to be absent. Ms. Dell introduced the first item.

REQUEST FOR AUTHORIZATION:

Acquisition of Rights of Way, full taking of 328 Greenwich Avenue for Greenwich Avenue/Southfield Avenue at Selleck Street intersection improvements project. Ms. Dell called upon Mr. Mani Poola, P.E., the City's Traffic Engineer, to make a brief presentation and answer the Board's questions. After a brief discussion, Mr. Totilo moved to recommend the authorization to initiate the Right of Way acquisition process of 328 Greenwich Avenue for the Greenwich Avenue/ Southfield Avenue at Selleck Street intersection improvements project; Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA Appl. 017-15, 457 Fairfield Avenue:** The Applicant is requesting variance of Section 10A to allow an existing non-conforming use to be extended/expanded/less restricted to become a slightly more intense use with less traffic. Dr. Woods explained that the existing nonconforming use to be extended and revised with less traffic, therefore, less intense use than existing property. After a brief discussion, Ms. Fishman moved to recommend that the ZBA approve ZBA Application #017-15; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

2. **ZBA Appl. 018-15, 1425 -1435 Bedford Street:** The Applicant is requesting variances of Section 9.D.4.d: requesting a 150 square foot sign in lieu of 30 square foot per sign allowed; and Section 9.D.5.c requesting 10 foot setback in lieu of 20 feet required. Amy Souchuns, attorney for the applicant, made a brief presentation regarding the variances that would reduce the existing nonconformities, thereby, achieving the zoning goal to bring nonconformities into compliance. After a brief discussion, Mr. Totilo moved to recommend that the ZBA approve ZBA Application #018-15; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

3. **ZBA Appl. 019-15, 152 Selleck Street:** The Applicant is requesting a variance of Table III, Appendix B for relief of front yard, frontstreet and street centerline setback requirements and relief of Article IV, Section 12 to allow 12 parking spaces in lieu of the 16 parking spaces required. Dr. Woods explained this is a proposed reuse of existing building expanding up on a structure that is located on a corner lot with two front yards on an undersized roadway. After a brief discussion, Mr. Tepper moved to recommend that the ZBA approve ZBA Application #019-15; Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).
4. **ZBA Appl. 020-15, 16 Ocean View Drive:** The Applicant is requesting a variance of Table III, Appendix B for relief of rear yard and side yard setback requirements; and relief of overall lot coverage. Dr. Woods explained that this is an odd shaped lot, which gives the owner limited options for restoration and expansion. The addition is proposed to be placed at the rear of the lot which limits the impact on the neighbors. After a brief discussion, Mr. Totilo moved to recommend that the ZBA approve ZBA Application #020-15; Mr. Quick seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).
5. **ZBA Appl. 021-15, 142 Rock Spring Road:** The Applicant is requesting a variance of Table III, Appendix B for relief of a 3-story residence in lieu of the 2½-story residence required. Dr. Woods explained that this is a two family residence in an R-6 Zone (6,000 square feet) and the applicant needs the extra height in order to create four bedrooms in the attic. This request is consistent with the residential character of the neighborhood. After a brief discussion, Mr. Quick moved to recommend that the ZBA approve ZBA Application #021-15; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).
6. **ZBA Appl. 022-15, 190 Davenport Drive:** The Applicant is requesting a variance of Table III, Appendix B for relief of side yard setback requirements as well as requesting proposed building area at 19% in lieu of 15% allowed. Dr. Woods explained that this house was built prior to zoning, with minimal encroachment to side yard and that this is an odd shaped lot, which gives the owner limited options for restoration and expansion. After a brief discussion, Ms. Fishman moved to recommend that the ZBA approve ZBA Application #022-15; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).
7. **ZBA Appl. 023-15, 129 Shelter Rock Road:** The Applicant is requesting a variance of Table III, Appendix B for relief of side yard setback requirements for the proposed addition. Dr. Woods explained that given the wetlands on this property, this is the only location for proposed sun room, with minimal encroachment. After a brief discussion, in which Mr. Quick suggested that the percentage of wetlands on the lot be verified, Mr. Quick moved to recommend that the ZBA approve ZBA Application #023-15; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).
8. **ZBA Appl. 024-15, 70 Kenilworth Drive East:** The Applicant is requesting variance to Table III, Appendix B for a front yard and street centerline setback requirements. Dr. Woods explained that this is existing nonconforming use and is consistent with the residential character of the neighborhood. After a brief discussion, Mr. Totilo moved to recommend that the ZBA approve ZBA Application #024-15; Mr. Quick seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

9. **ZBA Appl. 025-15, 72 Dyke Lane:** The Applicant is requesting a variance of Table IV, Appendix B - Rear yard and street centerline requirements. Dr. Woods explained that this is a proposed addition to a building in an M-G Zone (Industrial) with two front yards. The owner would move the trucks inside the building, which would create a cleaner operation than it is now. After a brief discussion, Mr. Totilo moved to recommend that the ZBA approve ZBA Application #025-15; Mr. Quick seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

10. **ZBA Appl. 027-15, 22 Blackwood Lane:** The Applicant is requesting a variance of Table III, Appendix B for relief of the minimum yard dimensions and side yard setback requirements. Dr. Woods explained that this is a corner lot; majority front yard with no structure (67%). Placement of house tucked in back corner where significant flood plain encompasses most of the lot limiting renovations and expansion. After a brief discussion, Mr. Totilo moved to recommend that the ZBA approve ZBA Application #027-15; Mr. Tepper 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 4/28/15: After a brief discussion with the Board, Mr. Totilo moved to approve the minutes of April 28, 2015; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Tepper, and Totilo).

OLD BUSINESS

None.

NEW BUSINESS

Dr. Woods reminded the Board that there was a meeting next week (May 12th) but not one on Tuesday, May 19th.

Mr. Quick had three items to discuss. First, was that he noticed that the overly large temporary sign on the 66 Summer Street building was still there. The Board discussed whether to suggest writing to the Zoning Board that they change the regulation to provide either a time limit (one year) or leases of 50% of the building whichever comes first. [Note: the Zoning Board would have to legalize temporary signage on the side of buildings in the first place, and if they do that, then there should be a time limit.] Second, Mr. Quick suggested that staff inquire whether the Planning Board agenda could be published in the Stamford Advocate for the public who don't look at the webpage. Dr. Woods stated he would inquire and report back. Finally, Mr. Quick noted that Mr. Naumowicz had missed a number of meetings and suggested that staff reach out to inquire whether he was still interested in serving as a Planning Board Alternate. Ms. Dell led a brief discussion on the role of alternates with this Board as compared to other Boards. [Note: after the meeting Dr. Woods talked to Ms. Dell and it was decided that Ms. Dell talking to Mr. Naumowicz would be more appropriate.]

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 7:30 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.