

STAMFORD PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES, TUESDAY, MAY 26, 2015
4th FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair, Claire Fishman, William Levin, Roger Quick, Jay Tepper. Absent: Jennifer Godzeno, Zbigniew Naumowicz and Michael Totilo. 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., introduced the members of the Board and announced that Jennifer Godzeno, Zbigniew Naumowicz and Michael Totilo were going to be absent. Ms. Dell stated for the Record that Mr. Levin would be voting on all items. Ms. Dell introduced the first item.

REQUEST FOR EXTENSION OF TIME TO FILE:

SUBDIVISION #4016 - 12 WEST HAVILAND LANE, STAMFORD, CT - Request for a second 90 Day Extension of Time to file Final Map. John Leydon, attorney for the applicant, requested the second 90 day extension to file the final map on this subdivision as insurance – his client has almost all of the issues with Engineering ironed out, but in case he needs more time. After a brief discussion, Mr. Tepper moved to recommend approval of this request and that this request is consistent with the 2015 Master Plan; Mr. Levin seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Quick, and Tepper).

REQUEST FOR AUTHORIZATION:

SUPPLEMENTAL CAPITAL APPROPRIATIONS:

1. **CP8225: ATLANTIC STREET RECONSTRUCTION:** Request for supplemental capital appropriation in the net amount of \$475,000.00 to be applied to CP8225: Atlantic Street Reconstruction in order to accept private contribution from Metro Green Residential Development to satisfy one of the Zoning Board conditions of approval. After a presentation by Mani Poola, PE, City Traffic Engineer and a brief discussion by the Board members, Mr. Quick moved to recommend approval of this request and that this request is consistent with the 2015 Master Plan; Ms. Fishman seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Quick, and Tepper).

2. **L135-0001: NEW PROJECT - FIBER OPTIC TRUNK CABLE INSTALLATION - LOCAL TRANSPORTATION CAPITAL IMPROVEMENTS PROGRAM (LOTICIP):** \$4,275,420 Grant. After a presentation by Mani Poola, PE, City Traffic Engineer and a brief discussion by the Board members, Mr. Tepper moved to recommend approval of this request and that this request is consistent with the 2015 Master Plan; Ms. Fishman seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Quick, and Tepper).

3. **DYKE LANE PUMP STATION** - Requesting \$2,800,000.00 to fund the needed improvements to the Dyke Lane Storm Water Pump Station at the Stamford Hurricane Barrier. After a brief discussion, Mr. Quick moved to recommend approval of this request and that this request is consistent with the 2015 Master Plan; Ms. Fishman seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Levin).
4. Recommend the partial closeout of CP5241 - Storm Water Pump Stations Capital Project. Close out amounts are as follows:

- City Bonds	\$1,044,000.00
- EDA Grant	800,000.00
- WPCA	<u>500,887.61</u>
TOTAL	\$2,344,887.61

Mr. Tepper suggested that OPM provide a total package since the information is incomplete without appropriations. After a brief discussion, Ms. Fishman moved to recommend approval of this request and that this request 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 Levin).

Mr. Tepper moved to add Item #5 to the agenda; Mr. Levin seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Quick, and Tepper).

5. **MICHAEL L. LIONE MEMORIAL PARK LIGHTING** - Approval of a grant for \$537,000.00 to install 8 field lights and 20 streetscape lights at Lione Park. After a brief discussion, Mr. Tepper moved to recommend approval of this request and that this request is consistent with the 2015 Master Plan; Ms. Fishman seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Quick, and Tepper).

DELIBERATION AND DECISION:

SUBDIVISION APPLICATION #4012 - G&T HIGH RIDGE ASSOCIATES, LLC: The Applicant has applied to subdivide the property commonly known as 745 High Ridge Road and 751 High Ridge Road, Stamford, Connecticut into six (6) parcels. The Public Hearing was closed on April 7, 2015. Ms. Dell led the discussion starting with the question whether the Board should hold off on making its final decision given that the attorney for the applicant sent a letter to Dr. Woods objecting to Condition No. 4 and wait for a legal opinion from the Law Department. Mr. Tepper argued that since approval of Subdivisions were solely in the purview of the Planning Board and the Board had sufficient information to make an informed decision regarding this application, the consensus of the Board was to proceed.

Given the discussion on the concerns of the applicant's attorney above, Ms. Dell summarized the key issues that the Board needs to consider for this subdivision. The first issue was that the existing house to remain (currently labeled Lot #6) is part of the subdivision, and therefore, must be included in the required Homeowners Association since this six lot subdivision includes a Private Road that was not built to city standards (22 feet without sidewalk vs. 24 feet with sidewalks - and the stormwater drainage in the middle of the street).

The second issue is the requirement of eliminating the second driveway on High Ridge Road to meet the decision criterion to enhance "sightlines/traffic safety, and streetscape enhancements" as well as other reasons given that there currently exists two driveways for two houses and that the road for five additional houses all needed to turn right only, the Board strongly endorsed staff's recommended Condition #4 – "Prior to issuance of a Certificate of Occupancy for Lots #1 through #5 the developer will build a new driveway to ingress for Lot #6 (currently 751 High Ridge Road) to Ridge Lane and close the existing driveway on High Ridge Road, as well as install a new sidewalk to City specifications along High Ridge Road with required tree planting in front of High Ridge Road. (Note to appear on the Record Plan)."

Mr. Quick requested that the applicant consider changing the name of the private road from Ridge Lane to a name without "Ridge" in it given that there are numerous roads that start with Ridge. The applicant's representative agreed to propose another name. Mr. Quick also suggested some clarifications to the wording of Conditions No. 12 and 13, which the Board agreed to include in the final decision.

After an extensive discussion, Mr. Quick move to approve Subdivision #4012 with the conditions as amended, which requires that this is a six lot subdivision, and that all six houses must be included as part of the Homeowners Association, and that this request is consistent with the 2015 Master Plan; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Quick, and Tepper).

ZB APPLICATION #214-40 - STRAZZA, TEXT CHANGE: To Amend Article III, Section 5D by adding a condition 5) that would permit placement of accessory structures used for farm purposes on parcels of 50 acres or more, used as farm land, to be located within the front yard, when meeting certain setback and height standards. Mr. Quick recused himself since he was not at the presentation. After some discussion, Mr. Tepper moved to recommend that the Zoning Board deny this request and that this request is not consistent with the 2015 Master Plan and suggest that the Zoning Board require the applicant to revise the text amendment to require a site plan and Special Exception for each building proposed. Ms. Fishman seconded the motion, and passed unanimously with eligible members present voting, 4-0 (Dell, Fishman, Levin, and Tepper).

PLANNING BOARD MEETING MINUTES:

Meeting of 5/5/15: After a brief discussion, Mr. Quick moved to recommend approval of the meeting minutes and that this request is consistent with the 2015 Master Plan; Mr. Levin seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Quick, and Tepper).

Meeting of 5/12/15: After a brief discussion, Mr. Tepper moved to recommend approval of the meeting minutes and that this request is consistent with the 2015 Master Plan; Ms. Fishman seconded the motion, and passed unanimously with eligible members present voting, 4-0 (Dell, Fishman, Tepper, and Quick). Mr. Levin did not vote since he was absent at the May 12, 2005 meeting.

OLD BUSINESS

Roger Quick:

1. Investigate the cost of publishing the meeting agendas in the Stamford Advocate.
2. Consider starting at 7:00 p.m. instead of 6:30 p.m. for the summer. The consensus of the Board was not to change the time posted.
3. Status of 66 Summer Street sign – Dr. Woods reported that the sign was to be removed as a condition of the final C.O.

NEW BUSINESS

Next regularly scheduled Planning Board meetings are:

6/2/15

6/9/15 – Dr. Woods announced that besides the joint meeting with the Board of Representatives, the Board of Finance, the Zoning Board and the Zoning Board of Appeals for discussion by the state, afterwards Goody Clancy, consultant for the Glenbrook/Springdale TOD Study, will make a presentation.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 7:47 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.