

STAMFORD PLANNING BOARD  
REGULAR MEETING  
APPROVED MINUTES, TUESDAY, JUNE 30, 2015  
4TH FLOOR CAFETERIA, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

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Stamford Planning Board Members present were: Voting Members: Jay Teppner, Acting Chair, Claire Fishman (arrived at 7:05 p.m.), Jennifer Godzeno (arrived at 6:55 p.m.), William Levin, Roger Quick, and Michael Totilo. Absent: Theresa Dell and Zbigniew Naumowicz. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner, Mani Poola, PE, Traffic Engineer, Anthony Romano, OPM, and Prakash Chakravarti, Supervising Engineer, WPCA.

Mr. Teppner, Chair called the meeting to order at 6:33 p.m., introduced the members of the Board and announced that Ms. Dell and Mr. Naumowicz were going to be absent. Mr. Teppner introduced the first item.

**REQUEST FOR EXTENSION OF TIME TO FILE:**

**SUBDIVISION #4015 - 1045 STILLWATER ROAD** - Request for a 90 Day Extension of Time to file Final Map. The applicant asked for a 90-day extension to file their Final Map. After a brief discussion, Mr. Totilo 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, 3-0 (Quick, Teppner and Totilo).

**REQUEST FOR AUTHORIZATION:**

**1. SUPPLEMENTAL CAPITAL APPROPRIATIONS:**

#	DESCRIPTION	WPCA BONDS	LOANS
CP5025	Aeration Blowers Upgrade	800,000.00	
C22046	Perna Lane Area Sewers	265,213.00	
CP4242	Sanitary Sewer Rehabilitation	850,000.00	2,000,000.00 Clean Water Fund-20 Yrs. 2%
CP6904	WPCA Major Replacement	2,050,000.00	
CP9270	Sanitary Pumping Station Upgrade	225,000.00	
C20052	Wedgemere Road Sewers	64,625.00	
	<b>TOTAL</b>	<b>4,254,838.00</b>	<b>2,000,000.00</b>

WPCA requested a supplemental capital appropriation of \$6,254,838 with no close-outs. Tony Romano of OPM was available to answer questions, as well as Prakash Chakravarti, Supervising Engineer, WPCA. After a brief discussion, Mr. Totilo 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, 4-0 (Quick, Levin, Teppner and Totilo).

**2. Acquisition of Rights of Way - Highway Purposes Partial Taking of 492 West Main Street for Intersection Improvements of West Main Street @ West Avenue** - Request for Board approvals of the partial acquisition of 492 West Main Street to comply with Charter Section C1-50-3 and Section 9-7.1 of the Code of Ordinances. Mani Poola made a brief overview of this request. After a brief discussion, Mr. Levin 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, 4-0 (Quick, Levin, Teppner and Totilo).

3. **Proposed Discontinuance of a Portion of Stanley Court and Companion Sale of Adjacent Vacant City-owned Land** - The City is interested in discontinuing the portion of Stanley Court beginning at a point approximately 133 lineal feet west of the intersection of Stanley Court and Franklin Street, and continuing west to the dead end of the street; abutting vacant city-owned land at the terminus of Stanley Court pending completion of the legally prescribed street discontinuance process. Ellen Bromley outlined the process then John Leydon made a presentation to the Board and was available to answer questions on behalf of the City. The City supports this sale and discontinuance. 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. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Godzeno, Quick, Levin, Tepper and Totilo).
4. **Accept Final Report of the Glenbrook/Springdale TOD Feasibility Study and Set Public Hearing for the Master Plan Map Changes for September 1, 2015 at 7:00 p.m.**  
At last week's meeting, the Glenbrook/Springdale TOD Study final report was handed out. Planning Board accepts this report and authorizes the staff to initiate the Master Plan Map Changes for a public hearing for September 1, 2015. After a brief discussion, Mr. Quick moved to recommend approval of this request and that this request is consistent with the 2015 Master Plan; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Godzeno, Quick, Levin, Tepper and Totilo).

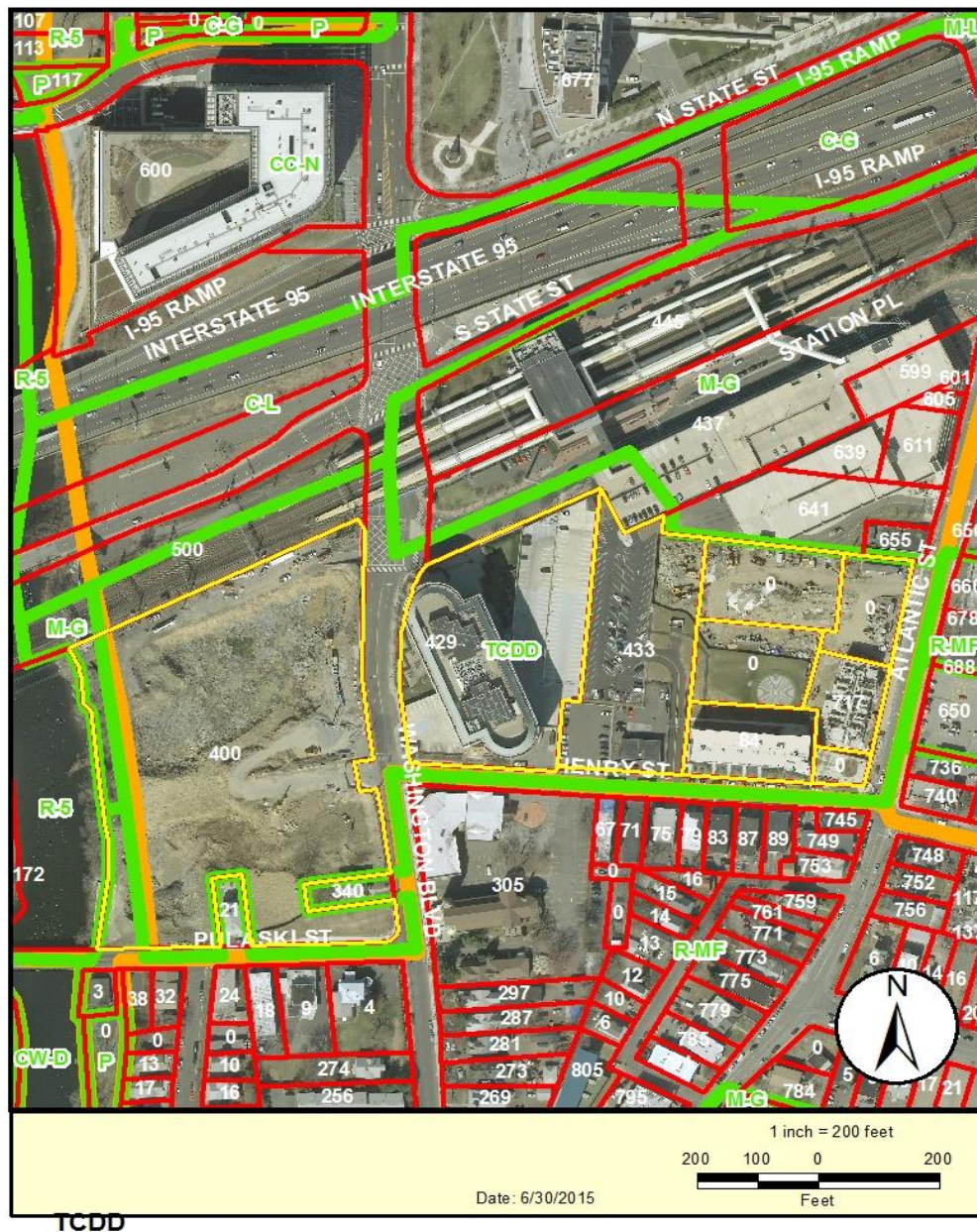
**SUBDIVISION:**

1. **Subdivision Application #4021 - Sharon Holdings, Inc.:** 222 Selleck Street for the subdivision of property into two (2) parcels; located on the south side of Selleck Street and the west side of Betts Avenue. For numerous reasons, the applicant requested that this item be held over until the August 11th Planning Board meeting.
2. **Subdivision Application #4022 - Rohan Jhunja:** 16-20 Dean Street for the subdivision of property into two (2) parcels; located on the east side of Dean Street and the south side of Cove Road.

The history of the application is that the property existed as separate parcels until 2009 when a consolidation map was prepared and filed on the Stamford Land Records in advance of a pending variance application ("Map Showing a Consolidation of Properties," Prepared for Roshan Jhunja, Stamford, Connecticut, by Robert T. Hamilton, dated April 27, 2009, SLR No. 14,186). The variance, which was proposed to allow the construction of six (6) residential units on a parcel consisting of 17,279 square feet in lieu of the 18,000 square feet required under the zone, was denied due to "insufficient hardship" (16 Dean Street, J. Roshan, ZBA No. 017-10, 3/25/10, SLR Book 9846, Page 284, 3/25/10). The owner, under this subdivision application, proposes to restore the two (2) lot configuration that existed prior to the filing of both the consolidation map and variance application. No new development is proposed and site conditions are expected to remain essentially unchanged with one very important change, the City is requiring the applicant to file new lot lines that are now legal lots not legal non-conforming lots that existed previously. After a brief discussion, Mr. Totilo moved to recommend approval of this request, which is consistent with the 2015 Master Plan, with the following conditions: (1) prior to filing of the Final Map, move the existing fence to follow the new common lot line and (2) Subdivision reference number to be placed on Final Map. Mr. Levin seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Fishman, Quick, Levin, Tepper and Totilo).

**ZONING BOARD REFERRALS:**

1. **ZB Application 215-20 - ESRT Metro Tower, L.L.C. - Text Change:** To amend Section 9-BB-7 to provide the Zoning Board with discretion to extend approvals in a manner that is consistent with Connecticut General Statutes Section 8-3(m).



William Hennessey made a presentation on behalf of the applicant outlining the history of the project and the reason for the proposed text change, which was unanimously approved. After a brief discussion, Mr. Totilo 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 (Fishman, Quick, Levin, Tepper and Totilo).



2. **ZB Appl. 215-18, Joseph Policastro, Jr./Frank Policastro - Special Exception:** Adaptive reuse of two existing garages and infill construction to create approximately 4,185 square feet of new retail space, exterior façade upgrades and improved parking and landscaping to commercial retail shopping center at 67 Crescent Street on 0.9 acres in the Glenbrook Village Commercial District.



William Hennessey, Joseph Policastro, Jr. and Frank Policastro made a presentation and showed the proposed redevelopment which is the subject of the Special Exception. After a brief discussion, Mr. Quick moved to recommend approval of this request 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 (Fishman, Godzeno, Quick, Tepper and Totilo).

**ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA Appl. 036-15, 635 & 645 Glenbrook Road - THE LITTLE WORKERS OF SACRED HEARTS OF JESUS & MARY, INC.:** The Applicant is requesting a modification to an existing Special Exception Approval #034-12 to increase enrollment by 26 students for a maximum enrollment of 136 students in lieu of 110 students currently allowed. Jackie Kaufman, attorney for the applicant, made a presentation to the Board. After a brief discussion, Mr. Quick moved to recommend approval of this request and that this request is consistent with the 2015 Master Plan; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Fishman, Quick, Levin, Tepper and Totilo).
2. **ZBA Appl. 040-15, 19-25 Taff Avenue - JOSEPH ROMANIELLO:** To allow an existing non-conforming property used as Use #109 (towing, garages public) to be extended and expanded to allow the property to be used as #87 Contractor, Material, Equipment and Storage Yard and Building. Less intensive use of existing non-conforming property used for towing and garages for contractor materials. After a brief discussion, Mr. Totilo moved to recommend approval of this request and that this request is consistent with the 2015 Master Plan, with the recommendation that the Board require the applicant to allow current State License for Auto Repair to not be renewed; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Fishman, Quick, Levin, Tepper and Totilo).

**PLANNING BOARD MEETING MINUTES:**

Meeting of 6/23/15: After a brief discussion, Mr. Quick moved to recommend approval of this request and that this request is consistent with the 2015 Master Plan; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Fishman, Quick, Levin, Tepper and Totilo).

**OLD BUSINESS:**

None

**NEW BUSINESS:**

Next regularly scheduled Planning Board meeting is 8/4/15

Mr. Quick pointed out that the Planning Board Agenda was outlined in Monday's Stamford Advocate.

There being no further business to come before the Board, Mr. Tepper adjourned the meeting at 8:00 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.