

STAMFORD PLANNING BOARD  
REGULAR MEETING  
APPROVED MINUTES, TUESDAY, FEBRUARY 3, 2015  
4<sup>TH</sup> FLOOR CAFETERIA, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

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Stamford Planning Board Members present were: Theresa Dell, Chair, Claire Fishman, Roger Quick, Jay Tepper and Michael Totilo. Absent: William Levin, 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 both Mr. Levin and Mr. Naumowicz would not make the meeting tonight. Ms. Dell announced that the Board would take up as many items on the agenda that they could until 7:00 p.m. when the scheduled public hearing on the Draft Capital Budget would commence.

**REGULAR MEETING – 6:30 PM TO 7:00 PM**

**Request for Extension of Time for Final Subdivision No. 3982, Brass Ring Properties, LLC.** Katherine Bilik Sweeney, Trustee for Brass Ring Properties Venture, 51 Pakenmer Road, Stamford, CT 06902 requested a five-year extension of time for the subdivision approved on March 9, 2009 to March 6, 2020. The reason for this request was due to the downturn in the economy the trustees did not have the funds to complete the work. After some discussion with the Board, Mr. Tepper moved to approve the extension of time to March 6, 2020, and that this application 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 Totilo).

**REQUEST FOR AUTHORIZATION:**

**Contract Approval – KaBOOM! Playground Project:** the contract outlines the terms of organizing the community build of a 2,500 sf playground donated to the City of Stamford in McKeithen Park by the KaBOOM! Organization, a national non-profit. Ms. Dell announced that this item was being postponed until a later meeting since the City had not worked out the contract details.

**Request for Supplemental Capital Appropriation to be applied towards CP3416: Curtain Call Interior Renovations aka Dressing Room Theatre:** Nancy Ormsby-Flynn, Engineering Bureau made the request for an additional supplemental capital appropriation to be applied to finalize the interior renovations to the Dressing Room Theatre. The Board reviewed these requests pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter, and finds them both to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13. After some discussion with the Board, Ms. Fishman moved to recommend approval of this supplemental capital appropriation, and that this application 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 Totilo).

**ZBA REFERRALS:**

**ZBA Appl. 010-15 222 Selleck Street,** the applicant is requesting variances of Table IV, Appendix B, M-G Zoning District. Jacqueline Kaufman, attorney with Carmody Torrance Sandak & Hennessey made brief presentation on this variance for the applicant. After some discussion with the Board, Mr. Totilo moved to recommend the ZBA approve **ZBA Appl. 010-15**

with the following suggestions: 1) to provide two fire walls, one for each building, where the buildings presently join on the proposed property line between Lots X & Y; 2) in accordance with Section 12.I of the Zoning Regulations execute a parking easement agreement in favor of Lot Y for three (3) spaces; and 3) place a note on the final subdivision map and execute and record (on the Stamford Land Records) a restrictive covenant against Lot X which limits the future development of the existing building on Lot X to a maximum .71 FAR; and that this application is consistent with the 2015 Master Plan; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

**The Board took an 8 minute break at 7:04 p.m. to set up for the Public Hearing on the Capital Budget. The Board resumed its review of the remaining ZBA Referrals after the public hearing at 8:30 p.m.**

**ZBA Appl. 07-15 3 Kenilworth Drive West**, the applicant is requesting variances of Table III, Appendix B for front yard and centerline setbacks. After a brief discussion with the Board, Mr. Tepper moved to recommend the ZBA approve **ZBA Appl. 07-15**, and that this application 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 Totilo).

**ZBA Appl. 08-15 34 Woodbury Avenue**, the applicant is requesting variances of Table III, Appendix B for side yard setbacks. After some discussion with the Board, Mr. Tepper moved to recommend the ZBA approve **ZBA Appl. 08-15** with the following question is there a need for a variance for the new front porch at 34.3 feet in lieu of the 40 feet setback required?; and that this application 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 Totilo).

**ZBA Appl. 09-15 138 Knapp Street**, the applicant is requesting variances of Table III, Appendix B for front yard setbacks. After a brief discussion with the Board, Mr. Totilo moved to recommend the ZBA approve **ZBA Appl. 09-15**, and that this application 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 Totilo).

**ZBA Appl. 01-15 305 Sundance Road**, the applicant is requesting a variance of Table III, Appendix B for rear yard setback – Re-referred due to error in materials submitted. After considerable discussion with the Board, this item was tabled to allow Dr. Woods to bring it back at the next meeting to gain clarification.

#### **PUBLIC HEARING - CAPITAL BUDGET 2015-2016 & CAPITAL PLAN 2016-2022.**

Ms. Dell opened the public hearing at 7:12 and requested Ms. Fishman to read the legal notice into the record. Ms. Dell called upon Lou Casolo, City Engineer to introduce a new capital budget request for local match to a grant for the West Main Street pedestrian bridge. After which, 12 members (out of 21 citizens who spoke), spoke in favor of the West Main Street bridge remaining both a pedestrian bridge and maintaining the historic structures. Ms. Dell called the remaining members of the public to speak. The Public Hearing was closed at 8:20 p.m. and the Board took a ten minute break.

#### **PLANNING BOARD MEETING MINUTES:**

Meeting of 1/20/15: After a brief discussion, Mr. Tepper moved to recommend approval of Planning Board Minutes of January 20, 2015; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

***Old Business***

Ms. Dell discussed the outcome of the recent meeting with the Mayor who wants Board to relook at for the Capital Budget.

***New Business***

Ms. Dell announced that the Planning Board would have an upcoming public hearing on a the new Police Headquarters that the Mayor's office would announce in the near future, and Dr. Woods briefly answered the question on what has been heard regarding the legal challenge to the 2015 Master Plan.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 9:00 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 7<sup>th</sup> floor of Government Center, 888 Washington Boulevard, during regular business hours.