

STAMFORD PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES, TUESDAY, SEPTEMBER 29, 2015
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair, Claire Fishman (arrived at 7:00 p.m.), William Levin, Roger Quick, Jay Tepper and Michael Totilo (left meeting at 8:10 p.m.). 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 6:33 p.m., and introduced the members of the Board and announced that Claire Fishman would arrive around 7:00 p.m. and that Jennifer Godzeno and Zbigniew Naumowicz were going to be absent. Ms. Dell introduced the first item.

REQUEST FOR AUTHORIZATION:

Historic Properties Exchange Announcement: Historic “Tiny Houses” (1870s) for Relocation - 200 Strawberry Hill Road, Stamford, CT: Two small National Register cottages built to house staff of grand estates during Stamford’s nineteenth century heyday as a fashionable resort must be relocated or salvaged for the planned conversion of the former Sacred Heart Academy into a public school at 200 Strawberry Hill Road. 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. Tepper seconded the motion, and passed with eligible members present voting, 4-0-1 (Dell, Quick, Tepper and Totilo in favor; Levin abstained).

ZONING BOARD REFERRALS:

Mr. Tepper made a motion to move Agenda Item #3 to Agenda Item #1; Mr. Totilo seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

Mr. Tepper made a motion to Table ZB Application #215-14 until October 6, 2015. Mr. Totilo seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

1. **ZB Application #215-14 - RICHARD W. REDNISS - Text change:** **(TABLED UNTIL OCTOBER 6, 2015)** To amend Article III, Section 9-N by adding a Paragraph 1 to allow the time period within which to obtain building permits for residences in certain developments in R-D Designed 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. There are a couple items of concern with this text change: (1) the certainty on finishing this development and (2) establishing a home owners association that everyone will buy into.
2. **ZB Application #215-29 - Westside Development Partners, LLC - 1937 West Main Street (Lot B-2) - Text Change:** Applicant is requesting a change to the existing Definition 45.2 Home Center and to add Home Center as a permitted use by Special Exception approval of the Zoning Board in the M-L District.
3. **ZB Application #215-30 - Westside Development Partners, LLC - 1937 West Main Street (Lot B-2) - Special Exception:** **Application for Special Exception and Site Plans/Requested Uses** - Requesting Special Exception and Site Plan approval to construct a 115,420+/- square foot building for use as a “Home Center” with a 28,118 square foot garden center as well as a smaller 7,605 square foot retail/industrial/flex building with associated parking and site improvements. The subject property is located in the M-L Zoning District with an address of 1937 West Main Street (Lot B-2). Specific Special Exception requests include approval of a “Home Center” in the M-L Zoning District (Appendix A, Table II, as amended by the proposed text amendment), a new non-residential structure with gross floor area of over 20,000 square feet and the creation of over 100 parking spaces (Section 7.5 Large Scale Development) as well as approval of a pole sign of no more than 100 square feet (Section 13-I-6).

Both applications (#215-29 & #215-30) for Westside Development Partners, LLC were heard together. William Hennessey of Carmody Torrance Sandak Hennessey LLP made a presentation of this proposed Home Depot at 1937 West Main Street. This proposed development is the detail of the “large retail development” on the back lot of the Cytec property which the Planning Board reviewed on April 21, 2015. After reviewing both applications, the Planning Board encouraged the Zoning Board to consider the following recommendations: (1) Acosta Street should be permanently closed to traffic from this site so that no vehicular access will be permitted; (2) Lighting and landscaping buffers should be designed to limit any disturbance of adjacent residential neighbors; (3) the proposed traffic improvements on Harvard Avenue and West Main Street/West Avenue, including the Applicant’s financial contribution, should be implemented; and (4) a “*Don’t Block the Box*” sign and pavement markings should be required on Harvard Avenue as presented. After an extensive discussion, the Board made two motions:

- a) Mr. Totilo moved to recommend approval of Zoning Board Application #215-29; Mr. Quick seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).
- b) Mr. Tepper moved to recommend approval of Zoning Board Application #215-30 and that this request is consistent with Category 13: Industrial-General of 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).

Michael Totilo left the meeting feeling ill after the Zoning Board Referrals had been heard. William Levin steps in as voting member.

SUBDIVISION:

Subdivision #4023 - 432 Fairfield Avenue, LLC & Buddy’s Domain, LLC - Application for the subdivision of 2.05 acres of land jointly owned in the M-G District located at 432 Fairfield Avenue with frontage on Fairfield Avenue and Liberty Place. The proposed subdivision will enable 432 Fairfield Avenue, LLC to own the westerly 1.14± acre portion of the site and Buddy’s Domain, LLC to own the easterly 0.92± acre portion. On June 23, 2015 the Planning Board unanimously recommended approval to the Zoning Board for a Special Exception and Site & Architectural Plan for the western 1.14 acres of this site. This was approved at the Zoning Board meeting held on September 10, 2015. When Richard Redniss came before the Planning Board at the June 23rd meeting, he stated that the Applicant, upon Zoning Board approval, wished to subdivide these two parcels. Mr. Redniss made a presentation to the Board. After a brief discussion, Mr. Tepper moved to recommend to adopt this subdivision with the recommended conditions and that this subdivision is consistent with Category 13: Industrial-General of 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).

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA Appl. #052-15 - St. Bridget’s Roman Catholic Church - 278 Strawberry Hill Avenue:** Special Exception - Modification of existing floor and site plans of previous Special Exception application to include adjustments to shape of building, additional doorway, step, walkway, rail, covered entry and slab and associated retaining wall and grading to house air conditioning equipment of linear and area dimensions set forth in the plans submitted herewith. 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. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Quick, and Tepper).

2. **ZBA Appl. #050-15 - TAP Capital Partners, LLC - 125 Turn of River Road:** Variance of Table III- Appendix B: Applicant is requesting (1) street line of 7.4 ft. in lieu of the 40 ft. minimum allowed; (2) street center of 32.4 ft. in lieu of the 65 ft. minimum allowed; (3) side yard of 2.8 ft. in lieu of the 10 ft. minimum allowed; and (4) building coverage of 22.6% in lieu of the 20% maximum allowed. 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. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Quick, and Tepper).
3. **ZBA Appl. #051-15 - Roman Banka - 75 Wild Duck Road:** Variance of Section 6 - Accessory Buildings: Applicant is requesting allowance of a generator to be located in the front yard of a corner lot in a residential zone (RA-1). Generator to be approximately 40 ft. from the street lot line and 15 ft. from the dwelling. 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, 5-0 (Dell, Fishman, Levin, Quick, and Tepper).
4. **ZBA Appl. #053-15 - Chris & Shanon Viteretto - 103 Belltown Road:** Variance of Table III- Appendix B - Applicant is requesting a side yard setback of 2.8 ft. in lieu of 6 ft. required. 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).

PLANNING BOARD MEETING MINUTES:

Meeting of 9/15/15: After a brief discussion, Ms. Fishman moved to recommend approval of the Planning Board Minutes of September 15, 2015; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 4-0 (Dell, Fishman, Quick, and Tepper; Mr. Levin was not present at the 9/15/15 meeting).

OLD BUSINESS:

None.

NEW BUSINESS:

Ms. Dell outlined the Planning Board's review and referral process to the Zoning Board for the Davenport Landing (Boatyard) proposed Public Meeting currently scheduled for Wednesday, October 14, 2015, if the Planning Board receives the last two reports by Tuesday, October 6, 2015.

Ms. Dell also announced that for the next six weeks, starting Tuesday, October 13, 2015, the Board may need to meet twice a week on Tuesdays and Wednesdays. Tuesday meetings would be for the Capital Budget hearings and Wednesday meetings would be for Regular Planning Board business as needed.

Next regularly scheduled Planning Board meeting are:

10/6/15 - Regular Meeting

10/13/15 - Regular Meeting

10/14/15 - Special Meeting for the Boatyard Project to be held at Westover Elementary School.