

STAMFORD PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES, TUESDAY, SEPTEMBER 15, 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. Absent: Jennifer Godzeno, 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 6:45 p.m. due to technical computer problems. She then introduced the members of the Board and announced Jennifer Godzeno, William Levin and Zbigniew Naumowicz were going to be absent. Ms. Dell introduced the first item and asked Dr. Woods to make brief comments framing the West Side Transportation Study.

PRESENTATION TO THE BOARD:

Westside Transportation Study: Michael Moorhouse, PE & Project Manager and Mary Miltmore, Project Planner, with Fitzgerald & Halliday, Inc. made a presentation and answered the Board's questions on the West Side Transportation Study. After a brief discussion, Ms. Fishman made a motion to accept the study and divert staff to work towards its implementation; this is consistent with the 2015 Master Plan; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

Mr. Quick made a motion to move ZB Application #215-24 up to ZB Referral Agenda Item No. 1; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

ZONING BOARD REFERRALS:

- 1. ZB Application #215-24 - Grade A Market Commerce Road LLC and 200-240 Shippan Avenue LLC - Text Change:** To add a Definition 74.3 for Personal Wireless Communication for Retail not to exceed 4,000 square feet of retail space with a primary purpose to sell, rent and service personal and corporate communication services and products as well as to add Appendix A-Table II under permitted use Number 145.1 in the C-N, C-B, C-L C-G, CC-N, C-I, C-S, CC-S, M-L and M-G Zones. Ms. Dell read into the record that James Lunney, F.A. Zoning Enforcement Officer, requested that the applicant submit this application for a text change to clarify the definition of communication services retail stores, e.g., Verizon or AT&T. Ms. Dell invited Mr. Joseph Capalbo, attorney for the applicant, to make a presentation and answer the Board's questions. After a brief discussion, Mr. Quick moved to recommend approval of ZB APPLICATION #215-24 and that this application is consistent with the 2015 Master Plan; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).
- 2. ZB Application #215-25 - Cornerstone Apartments Property Owner, LLC - 1425-1435 Bedford Street - Special Exception and Final Site & Architectural Plans:** Applicant is requesting approval of Special Exception to construct a new sign at the property entrance and approval of final site and architectural plans to construct a new clubhouse accessory building approximately 4,254 square feet to feature a fitness and game room including a bowling alley and outdoor pool and patio on a 4.65 acre property located in an R-H district. Dr. Woods stated that in the last year, Amy Souchuns, attorney for the applicant, came before the Board requesting a ZBA Referral to construct new signs for the Cornerstone Apartments. At her latest presentation on June 23, 2015, Ms. Souchuns stated that if approved by the ZBA, which they did at their 7/8/15 meeting, the applicant would be requesting a Special Exception from the Zoning Board. After a brief discussion, Mr. Quick moved to recommend approval of ZB APPLICATION #215-25 and that this application is consistent with the 2015 Master Plan; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

Mr. Quick made a motion to add ZB Application #215-22 to the agenda; Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

- 3. ZB Application #215-22 - Orchard K&G Associates, LLC And CNT Associates - Map Change:**
Applicant proposes to change approximately 0.55 acres of property located at 17 and 21 Belltown Road, from R-7-1/2 to C-N in Block #215. Ms. Dell invited Jackie Kaufman, attorney with Carmody Torrance Sandak Hennessey LLP, to make a presentation and answer questions. Before Ms. Kaufman's presentation, Dr. Woods explained that this item should have been referred to the Board at its September 1, 2015 meeting. Ms. Kaufman made a brief presentation to the Board explaining the extent and need for this map change. After a brief discussion, Mr. Totilo moved to recommend approval of the map change in ZB APPLICATION #215-22 to include Lot Nos. 17 & 21 Belltown Road and if desired, the Board would support including Lot No. 11 Belltown Road, which would have to be done at a later date; 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).

PLANNING BOARD MEETING MINUTES:

Meeting of 9/1/15: After a brief discussion, Ms. Fishman moved to recommend approval of the Planning Board Minutes of September 1, 2015; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

OLD BUSINESS:

None.

NEW BUSINESS:

Next scheduled Planning Board meetings are:

9/29/15 - Regular Meeting

10/6/15 - Regular Meeting & Public Meeting to be held at Westover Elementary School regarding the Boatyard Referrals.¹

10/13/15 - Regular Meeting

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:25 p.m.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

Note: These proceedings were recorded on audio tape only and are available for review in the Land Use Bureau located on the 7th Floor of the Government Center, 888 Washington Boulevard, during regular business hours.

¹ Boatyard Meeting rescheduled for 10/14/15 after this meeting took place