

STAMFORD PLANNING BOARD  
REGULAR MEETING & PUBLIC HEARINGS  
APPROVED MINUTES, TUESDAY, SEPTEMBER 1, 2015  
4TH FLOOR CAFETERIA, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

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Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair, Claire Fishman, Jennifer Godzeno, William Levin, Roger Quick, Jay Tepper and Michael Totilo. Absent: 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 Zbigniew Naumowicz was going to be absent. Ms. Dell introduced the first item.

**REGULAR MEETING: 6:30 to 6:55 p.m.**

**ZONING BOARD REFERRALS:**

1. **Application #215-26 - SHD GLENBROOK GARDENS, LLC & JOSEPH GALLUZZO & MARIA ISABELLA GALLUZZO, Text Change:** Propose to amend Article III, Section 4-AA-11.3-h for the Village Commercial District by adding language to exclude basement space for ground floor commercial use not exceeding FAR of .1 from maximum floor area ratio calculation. Lisa Feinberg of Carmody Torrance Sandak Hennessey and Gerard J. Kiley, Jr. of Stone Harbour Construction made a presentation. 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 (Dell, Fishman, Quick, Tepper and Totilo).
2. **Application #215-27 - SHD GLENBROOK GARDENS, LLC & JOSEPH GALLUZZO & MARIA ISABELLA GALLUZZO, 504 Glenbrook Road, Special Exception and Final Site & Architectural Plans:** Requesting approval of Special Exception and Site & Architectural Plans to construct a mixed-use building with 2,251 sq. ft. of ground floor commercial space and 44 residential units with site and parking improvements and 5 BMR units, in a Village Commercial District. 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 (Dell, Fishman, Quick, Tepper and Totilo).

**PUBLIC HEARINGS: 7:00 p.m.**

Proposed changes to property to the Master Plan Map implement the findings of the Glenbrook/Springdale Transit-Oriented Development Study accepted by the Planning Board at its June 30, 2015 meeting.

Ms. Dell opened the Public Hearing for Glenbrook by first calling on Ms. Fishman, Secretary, to read the Legal Notice for the record. Ms. Dell then called on Dr. Woods to make a brief presentation on the purpose of the proposed Master Plan map changes to Glenbrook and to outline the next steps should there be approval of this Master Plan amendment.

**MASTER PLAN AMENDMENT #421 - GLENBROOK:** To amend portions of the Master Plan Map of the City of Stamford to change to Category 6, Commercial - Neighborhood Business the following generally described properties:

- **Proposed Change #1: That portion of property now in Category 4, Residential, Medium Density, Multifamily to change to Category 6, Commercial - Neighborhood Business.**

**Church Street:** Property fronting on the south side of Church Street and ending at Center Street, known as 21, 27, 37 and 45 Church Street.

- **Proposed Change #2: That portion of property now in Category 7, Commercial Arterial to change to Category 6, Commercial - Neighborhood Business.**

**Hope Street:** Property fronting the western side of Hope Street, known as 266, 268, 272, and 290 Hope Street. Property fronting the eastern side of Hope Street, known as 275, 291, and 301 Hope Street.

**Colonial Road:** Property fronting the southern side of Colonial Road, known as 30 Colonial Road.

Many residents of the Glenbrook neighborhood attended to speak for and against the proposed changes. A summary of their comments is as follows:

- Why now to make these changes?
- Traffic: Too much traffic already exists.
- Spot Zoning (No) - Good questions for Zoning Hearing.
- What is the status quo if nothing new is built and what will happen at full capacity of build-up?
- What is the proposed building expansion?
- What are the impacts to the already overcrowded school systems?
- 44 Rental units will not have many children.

Ms. Dell closed the Public Hearing for Master Plan Amendment #421 and announced that the Board would discuss and possibly approve Amendment #421.

Ms. Dell opened the Public Hearing for Springdale by first calling on Ms. Fishman, Secretary, to read the Legal Notice for the record. Ms. Dell then called on Dr. Woods to make a brief presentation on the purpose of the proposed Master Plan map changes to Springdale and to outline the next steps should there be approval of this Master Plan amendment.

**MASTER PLAN AMENDMENT #422 - SPRINGDALE:** To amend portions of the Master Plan Map of the City of Stamford to change to Category 6, Commercial - Neighborhood Business the following generally described properties:

- **Proposed Change #1: That portion of property now in Category 2, Residential Low Density Single Family to change to Category 6, Commercial - Neighborhood Business**

**Clearview Avenue:** Property fronting the northern side of Clearview Avenue, known as 11 Clearview Avenue

- **Proposed Change #2: That portion of property now in Category 3, Residential Low Density Multifamily to change to Category 6, Commercial - Neighborhood Business**

**Hope Street:** Property fronting the western side of Hope Street, known as 878 and 882 Hope Street

- **Proposed Change #3: That portion of property now Category 13, Industrial General to change to Category 6, Commercial - Neighborhood Business**

**Fahey Street:** Property fronting the northern side of Fahey Street, known as 14, 22, 26, and 34 Fahey Street

**Cushing Street:** Property fronting the northern side of Cushing Street, known as 14, 18, and 20 Cushing Street

Property fronting the southern side of Cushing Street, known as 19, 21, and 27 Cushing Street

**Hyde Street ;** Property fronting the northern side of Hyde Street and the southern side of Greenway Street, known as 11 and 23 Hyde Street

Many residents of the Springdale neighborhood attended to speak for and against the proposed changes. A summary of their comments is as follows:

1. Three new residential developments create change and anxiety about the amount of change in the Village.
2. Parking → no new cars
  - Multi residences - Close for 50% of Metro North ridership in Springdale walks to the train.
  - Younger demographic → Market research why make it attractive.
  - Need a Traffic Study before any development occurs.
  - Quality of life.
  - Safety issues - too much traffic.
  - Will taxes go up? → Beyond Master Plan
3. 10 year study - minimal market?
4. What point is Hope Street saturated?

Ms. Dell closed the Public Hearings for Master Plan Amendment No. MP-422 and announced that, after a short recess, the Board would discuss and possibly decide on one or both of map change amendments.

#### **PLANNING BOARD DISCUSSION AND DECISION:**

After an extensive discussion of Master Plan Amendment #421 (Glenbrook), Mr. Teppner moved to recommend approval of this amendment; Mr. Quick seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Teppner and Totilo).

After an extensive discussion of Master Plan Amendment #422 (Springdale), Mr. Teppner moved to recommend approval of this amendment; Mr. Totilo seconded the motion, and passed with eligible members present voting, 4-0-1, in favor (Dell, Fishman, Teppner and Totilo) and abstention (Quick).

#### **ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA Appl. #048-15 - R&S Realty & Development, LLC - 198 Cold Spring Road:** Amend Section 7.1.D (Flood Prone Area Regulations, Provisions for Flood Hazard Reduction) to permit the existing dwelling to be as low as 8.4 feet below the Base Flood Elevation where 35.5 feet is required and as low as 9.4 feet below the Mean Elevation Standard where 36.5 feet is required. Ms. Dell announced that, at the applicant's request, Application #048-15 will be postponed until a later date.
2. **ZBA Appl. #049-15 - Randall Mirque - 111 Four Brooks Road:** Amend Section 6-C to allow an accessory building to be 6.5 feet from the porch. 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. Teppner seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Teppner and Totilo).

**PLANNING BOARD MEETING MINUTES:**

Meeting of 8/25/15: After a brief discussion, Ms. Fishman moved to recommend approval of the Planning Board Minutes of August 25, 2015; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

Ms. Dell asked Dr. Woods to discuss the current plans for the Planning Board referral on Davenport Landing (Boatyard).

Next regularly scheduled Planning Board meeting is 9/15/15

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 10:10 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.