

STAMFORD PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES, TUESDAY, JANUARY 14, 2014
7TH FLOOR, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chair, Claire Fishman, Zbigniew Naumowicz, Roger Quick, Jay Tepper, and Michael Totilo. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner, and Anthony Romano, OPM.

Ms. Dell called the meeting to order at 6:35 p.m.

Special Presentation of Master Plan

Frank Fish and Melissa Kaplan-Macey with BFJ Planning made a presentation and led an open discussion on the status of the Master Plan update to members of the Environmental Protection Board, Planning Board, Zoning Board, and Land Use Committee of the Board of Representatives.

Regular Meeting

Ms. Dell reconvened the Planning Board and called the Regular Meeting to order at 8:15 p.m.

Request for Authorization:

1. **Assignment of an Amendment to the Lease Agreement between the City of Stamford and Michael and Teresa Zohdi.** This item was pulled at the request of the City of Stamford's Corporate Counsel.

Zoning Board Referrals:

1. **Zoning Board Application #213-10 Seaboard Properties – Revision.**

Ms. Lisa I. Feinberg, attorney for the applicant, and Mr. Ray Mazzeo, consultant for the applicant made a brief presentation outlining the applicant's request to modify the approved plan to accommodate an additional story and 25 additional guest rooms, as well as to revise and replace Condition 14, Fair Share Contribution to off-site pedestrian and traffic management improvements. The Board noted that this application is located in the Master Plan 11 – Downtown – Core category, which is "intended to provide for and protect an intensive, pedestrian-oriented mixed-use district. Intended is a full array of retail, office, cultural, recreation and residential uses serviced by mass transportation and integrated pedestrian access systems, always at grade, enhanced by up-to-date lighting, seating, planting, signage, etc., to assure a desirable mixing and interaction of people and activities. A variety of scale and design in new construction is to be encouraged." After a brief discussion, Mr. Tepler moved to recommend approval of ZB Appl. 213-10, and that this application is consistent with the 2002 Master Plan; Mr. Quick seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

2. **Zoning Board Application #213-39 467 Glenbrook Road, LLC, Special Exception.** Mr. Mario Musilli, attorney for the applicant presented the applicant's proposal to construct a 17 unit residential development on 0.31 acres in a Village Commercial zone with site improvements and landscaping, which requires a Special Exception. The Board noted that

this application is located in the Master Plan 6 Commercial – Neighborhood Residential category, which states that “residential development within this category shall not exceed the permitted density of Residential-Low Density Multifamily (Category #3), *except for development located within referenced “village centers”* (MP-399, November 25, 2008). The Board identified three potential issues that the applicant needs to address regarding this application: (1) mediation of the potential noise from the Metro North trains adjacent to the back property line; (2) one of the goals of the Village Commercial district is to provide retail at street level, while understanding the market conditions are clearly not ripe at this time – they may be in the future for retail conversion to take place; and (3) concerns regarding the fences on both sides, but especially the back property line closest to the Metro North tracks. With the concerns outlined noted above, Ms. Fishman moved to recommend approval of ZB Appl. #213-39, and that this application is consistent with the 2002 Master Plan; Mr. Naumowicz seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Quick, and Totilo).

Old Business

Zoning Board of Appeals Referral - Reconsideration:

1. **ZBA Appl. 054-13 0 Burwood Avenue, Lot 27.** After a brief discussion, Mr. Teppler moved to reconsider ZBA Appl. 054-13 0 Burwood Avenue, Lot 27 that the Board heard at its 10/22/13 meeting, Mr. Totilo seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo). Mr. Tom Cassone, attorney for the applicant who is requesting a variance for the number of stories in this R-6 zone, which allows for a two and a half story structure, but due to new FEMA regulations, which the City codified on July 8, 2013, the first story cannot be livable space. This limits the structure to one and a half stories. Mr. Cassone presented evidence that the Board actually reviewed the wrong lot, and that this lot is vacant, as well as to inform the Board that the applicant does not need a height variance as the Planning Board was originally led to believe, since the height proposed is under the 30 foot minimum. Given the new information from the applicant, Mr. Teppler moved to recommend approval of ZBA Appl. 054-13 0 Burwood Avenue, Lot 27, citing that the proposed two-family house is in keeping with the character of the property and will not negatively impact the neighborhood, as well as this request consistent with the 2002 Master Plan; Mr. Totilo seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).
3. **Request for Extension:** Chestnut Hill Properties, Inc., Subdivision Approval #3860 Mr. John F.X. Leydon, attorney for the applicant answered the Board’s questions regarding this request, and after a short discussion, Mr. Naumowicz moved to grant an extension to Chestnut Hill Properties, Inc. for four years until February 2, 2018; Mr. Quick seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Quick, and Totilo).

Capital Budget FY 2014/15 & Capital Plan 2016-2021:

After using the project review criteria, the Planning Board placed all of its FY 2014/15 Capital Budget requests into four Tiers, based on the following criteria:

- Tier 1** – The Planning Board recommends that the City needs to include this project in its FY 2014/15 Capital Budget to protect the public health, safety and welfare, or is a high priority project that includes grants – no decision necessary

Tier 2 – The Planning Board recommends that these projects are important to include in its FY 2014/15 Capital Budget, but given the fiscal restraints on the City, the Mayor needs to review and decide whether to include this project in this year’s Capital Budget, and at what level

Tier 3 – The Planning Board contends that the City may desire to put this project off for a year and fund the whole project, but the Mayor needs to review these projects to decide if the project needs to be included in this year’s Capital Budget and at what level

Tier 4 – Given the fiscal restraints on the City, the Planning Board recommends postponing this project to a future year

New Business

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 10:55 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.