

STAMFORD PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES, TUESDAY, FEBRUARY 11, 2014
7TH FLOOR, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

Ms. Dell called the meeting to order at 7:03 p.m.

Request for Authorization:

1. **Assignment of an Amendment to the Lease Agreement between the City of Stamford and Michael and Teresa Zohdi.** Ernie Orgera, Director of Operations will make a brief presentation to the Board regarding the Lease Agreement for Zody's 19th Grill. After a brief discussion, Mr. Totilo moved to recommend approval of Amendment to the Lease Agreement between the City of Stamford and Michael and Teresa Zohdi, and that this application is consistent with the 2002 Master Plan; Ms. Fishman seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Tepper, and Totilo).

Zoning Board Referral:

1. **ZB Appl. 213-35 Walter Wheeler Drive SPE, LLC, Text Change.** John Freeman, attorney for BLT made a brief presentation to the Board with the request to amend Article III, Section 9 (J) (5) (a), to allow hotel use approved as part of a General Development Plan by the Zoning Board to be converted to, or replaced by, a residential use, provided that the number and square footage of residential units does not exceed the number and square footage of hotel rooms previously approved pursuant to the General Development Plan. After a brief discussion, Mr. Tepper moved to recommend approval of ZB Application 213-35, and that this application is consistent with the 2002 Master Plan; Mr. Totilo seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Tepper, and Totilo).
2. **ZB Appl. 213-36 Walter Wheeler Drive SPE, LLC and The Strand/BRC Group, LLC, Block S3 and C8, One Harbor Point Road.** John Freeman, attorney for BLT made a brief presentation to the Board requesting approval to relocate 105 units from Block C8 to Block S3 and convert Block S3 from a hotel/residential use to all residential and restaurant use including 240 residential units with architectural modifications and associated infrastructure improvements in an SRD-S district in Harbor Point. After a brief discussion, Mr. Tepper moved to recommend approval of ZB Application 213-36, 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, Tepper, and Totilo).
3. **ZB Appl. 213-47 TR Eastview, LLC, 545-573 Bedford Street, Special Exception, General Development Plan and Final Site & Architectural Plans.** William Hennessey, Jr., attorney with Carmody Torrance Sandak & Hennessey, LLP made a brief presentation to the Board regarding this application submitted on behalf of TR EASTVIEW, LLC to the City of Stamford Zoning Board, requests a change in the underlying zoning from R-H Multi-Family, High Density Design District to MX-D Mixed-Use Development District – Infill, Special Exception for parking, and a Site & Architectural Plan Approval to develop a six (6) story residential building located at 545-573 Bedford Street. The physical

improvements contemplated in the Special Exception and Site & Architectural plans are to build an 85-foot tall building to house: 82 apartments (14 studio, 54 one-bedroom, and 14 two-bedroom units), indoor and outdoor amenity space, and 74 residential parking spaces with two shared vehicle (AKA “zip car”) parking spaces (counting for the eight remaining parking spaces needed) for a total of 76 parking spaces to be integrated below the building on a site of 24,061 square feet. The Planning Board noted that this application is located in the Master Plan a Category 11 (Downtown–Core) of the Master Plan. This zone is intended to provide for and protect an intensive, pedestrian-oriented mixed-use district, and requires considering “such factors as: (1) compatibility with adjacent residential areas, (2) superior design, (3) public amenities, (4) pedestrian enhancements, (5) proximity to mass transit, (6) shared parking and (7) mixed-use development” (2002 Master Plan Land Use Categories: 21-22). After a brief discussion, Mr. Naumowicz moved to recommend approval of ZB Application 213-47, and that this application is consistent with the 2002 Master Plan; Ms. Fishman seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Tepper, and Totilo). In a separate motion, Ms. Fishman moved to recommend approval of the ZB Application 213-46 Change of zone map; Mr. Totilo seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Tepper, and Totilo).

4. **ZB Appl. 213-41, Richard W. Redniss, Text Change.** Richard W. Redness, Principal of Redness & Mead made a brief presentation to the Board in order to amend Appendix B, Table IV and Footnote #9 to allow a height of five (5) stories and 65 feet rear setback of ten (10) feet and parking to conform to Section 12 except that spaces shall not be less than five (5) feet from a front property line provided the abutting street is not less than 50 feet in width and spaces are adequately screened in the C-I District (Intermediate Commercial District). After a brief discussion, Ms. Fishman moved to recommend approval of ZB Application 213-41, and that this application is consistent with the 2002 Master Plan; Mr. Totilo seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Tepper, and Totilo).
5. **ZB Appl. 213-42 Rippowam Corporation & Insprica and Charter Oak Communities, 992 Summer Street, Special Exceptions and Site & Architectural Plans.** Richard W. Redness, Principal of Redness & Mead made a brief presentation to the Board in which the applicant requests approval of special exceptions for large scale development under Section 7.5 and apartment building for the elderly, non-profit and site and architectural review to construct 48 non-profit senior housing units with amenities, parking and associated site improvements on approximately 0.33 acres at 992 Summer Street in the C-I District. After a brief discussion, Mr. Tepper moved to recommend approval of ZB Application 213-42, 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, Tepper, and Totilo).

Zoning Board of Appeals Referrals:

6. **ZBA Appl. 007–14 Bon Air Avenue**, the applicant is requesting the following variances of Table III, Appendix B to build a second story addition over the existing foundation to build at 27.9 feet in lieu of the 30 feet required, and for allowing a 52.9 foot street center setback instead of the 55 feet required. After a brief discussion, Ms. Fishman moved to recommend approval of ZBA Application 007-14, and that this application is consistent with the 2002 Master Plan; Mr. Totilo seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Tepper, and Totilo).
7. **ZBA Appl. 008-14 389 Ocean Drive West**, the applicant is requesting the following variances of Table III, Appendix B for relief of the side yard setback requirement to provide 9.5 feet (8.05 feet to eave for roof) instead of the required 15 feet, and total side yard relief of 32.9 feet in lieu of the required 35 feet

for the total side yard. After a brief discussion, Ms. Fishman moved to recommend approval of ZBA Application 008-14, and that this application is consistent with the 2002 Master Plan; Mr. Totilo seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Tepper, and Totilo).

8. **ZBA Appl. 009-14 264 Mill Road**, the applicant is requesting the following variances of Table III, Appendix B for relief of the side yard setback requirement to provide 10.5 feet instead of the required 15 feet for a second story addition, and total side yard relief of 12.9 feet in lieu of the required 15 feet to extend their existing deck. After a brief discussion including the request that the referral letter state that “In the future, the Planning Board suggests that the applicant be required to provide stronger justification for their hardship that is related to the actual hardship; desiring a larger house because of a larger family is not a hardship,” Mr. Tepper moved to recommend approval of ZBA Application 009-14, 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, Tepper, and Totilo).
9. **ZBA Appl. 010-14 34 Ledge Lane**, the applicant is requesting the following variances of Table III, Appendix B to obtain relief from the setback requirements for the frontage facing Ledge Terrace of 32.0 front street line in lieu of the 40.0 feet required, and 57.0 foot street center setback instead of the 55 feet required; for the frontage facing Ledge Lane of 21.7 front street line in lieu of the 40.0 feet required, and 46.7 foot street center setback instead of the 65 feet required; and to provide total side yard relief of 6.1 feet in lieu of the required 10 feet. After a brief discussion, Mr. Tepper moved to recommend approval of ZBA Application 007-14, and that this application is consistent with the 2002 Master Plan; Ms. Fishman seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Tepper, and Totilo).

Planning Board Meeting Minutes: The Board moved to hold-over action on the Minutes of the Meeting of 1/7/14 and the Meeting of 1/14/14 until the next meeting on February 18, 2014.

Old Business: Capital Budget FY 2014/15 & Capital Plan 2016-2021, this was earmarked for the possibility that the Public Hearing needed to be carried over, it was not, so the Board did not discuss the Capital Budget.

New Business: Mr. Tepper reported that the SWRPA merger was proceeding as smoothly as it is to be expected – he is on a committee working on the By-Laws.

Ms. Dell reported that the Master Plan Steering Committee had met on Wednesday, February 5, 2014 and that the consultant was providing chapters in Word format so that the Board members can make comments on the chapters, which the members should send to David Woods who is working with David Killeen to provide staff review.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 9:03 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.