

STAMFORD PLANNING BOARD  
REGULAR MEETING  
APPROVED MINUTES, TUESDAY, MAY 13, 2014  
7<sup>th</sup> FLOOR, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

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Stamford Planning Board Members present were: Theresa Dell, Chair, Claire Fishman, William Levin, Roger Quick, Jay Tepper, and Michael Totilo. Zbigniew Naumowicz was absent. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner. Members of the Master Plan Steering Committee Present were: Norman F. Cole, AICP, Land Use Bureau Chief, David W. Killeen, Associate Planner, Robin Stein, AICP, Acting Director of Economic Development, and Tom Mills, Zoning Board Chair.

Ms. Dell called the meeting to order at 6:03. Ms. Dell announced that the will Zbigniew Naumowicz would be absent due to a previous commitment.

**Zoning Board of Appeals Referrals:**

- a) **ZBA Appl. 023-14 2691 Long Ridge Road**, the applicant is requesting the following variances of Table III, Appendix B to build a second story addition over the existing foundation (1) front yard street line of 41.41 feet instead of the 60 feet required, (2) front yard street centerline of 66.4 feet instead of the required 85 feet, (3) side yard of both sides at 25.8 feet in lieu of 70 feet required, (4) side yard of 25.8 feet instead of required 35 feet, (5) side yard of 5.4 feet instead of 35 feet required, and (6) for allowing coverage of 11.4 percent instead of 10 percent allowed. After a brief discussion, Mr. Quick moved to recommend approval of ZBA Application 023-14, and that this application is consistent with the 2002 Master Plan; Mr. Tepper seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

**Planning Board Meeting Minutes:**

1. Meeting of 4/8/14: After a brief discussion, Ms. Fishman moved to recommend approval the minutes of the April 8, 2014 meeting, Mr. Tepper seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).
2. Meeting of 5/6/14: After a brief discussion, Mr. Tepper moved to recommend approval the minutes of the May 6, 2014 meeting, Mr. Quick seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

**Old Business**

Mr. Tepper discussed the results of the latest strategy discussed at the last Merger Committee meeting in which SWRPA cities and towns would stay together as one MPO, which would be in the best interest of Stamford, and the Housatonic cities and towns would form a second MPO. Further it made sense that at least for now keep two offices open.

*New Business*

Ms. Dell announced that the Planning Board meeting on May 20, 2014 would start earlier at 6:30 due to the items on the agenda. Mr. Quick commented on the legislative initiative regarding the State Senate pushing to lessen the role of the Planning Board regarding subdivisions.

Planning Board ended this part of the meeting at 6:12 to get dinner; the Board reconvened at 6:30 p.m.

***Master Plan Work Session*** – The Planning Board had a frank and open discussion on the latest version of the Master Plan with the staff and invited members of the Master Plan Steering Committee, which the staff will convey to the Consultants. The Board agreed to continue the discussion at its May 27<sup>th</sup> meeting after further reviewing the draft Master Plan, as well as visiting a number of sites that Board members were unsure of what to propose for a final recommendation. These areas included the section of the South End between Atlantic and Canal focusing on Pacific to Canal that the Board members are not sure as to the eastern border of the Downtown Core in that area. In addition, the Board agreed to visit areas along Bedford and Summer Streets north from North Street for the northern boundary.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 10:30 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 7<sup>th</sup> floor of Government Center, 888 Washington Boulevard, during regular business hours.