

STAMFORD PLANNING BOARD  
REGULAR MEETING  
APPROVED MINUTES, TUESDAY, MAY 20, 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 (arrived late at 7:10 p.m.), William Levin, Zbigniew Naumowicz, Roger Quick, and Jay Tepper; Michael Totilo was absent. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner.

Ms. Dell called the meeting to order at 6:35 p.m. Ms. Dell announced that Michael Totilo would be absent and Claire Fishman would arrive late due to previous commitments, which meant that both Mr. Naumowicz and Mr. Levin would both vote on all items until Ms. Fishman arrived.

**Zoning Board of Appeals Referrals:**

1. **ZBA Appl. 029-14 3 Ridgewood Avenue**, the applicant is requesting the following variances of Table III, Appendix B to build a second story addition over the existing foundation building coverage 43.6% coverage up from 42.0%, 25% maximum, allowed, 22.2 feet street line instead of 30 feet required, and for allowing a 47.2 foot street center setback instead of the 55 feet required. After a brief discussion, Mr. Tepper moved to recommend approval of ZBA Application 029-14, 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, Levin, Naumowicz, Quick, and Tepper).
2. **ZBA Appl. 030-14 48 Lakeview Drive**, the applicant is requesting a variance of Table III, Appendix B for relief of the minimum side yard setback from a proposed 4.6 feet instead of 10 feet required. After a brief discussion, Mr. Naumowicz moved to recommend approval of ZBA Application 030-14, and that this application is consistent with the 2002 Master Plan; Mr. Levin seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Naumowicz, Quick, and Tepper).
3. **ZBA Appl. 031-14 52 Congress Street**, the applicant is requesting the following variances of Table III, Appendix B for relief of the minimum side yard setback from a proposed 5.6 feet instead of 6 feet required to build a second story four inches on the side yard setback. After a brief discussion, Mr. Tepper moved to recommend approval of ZBA Application 031-14, 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, Levin, Naumowicz, Quick, and Tepper).
4. **ZBA Appl. 027 14 23 Kensington Road**, the applicant is requesting relief of the minimum side yard setback from a total of 31.6 feet instead of 35 feet required. After a brief discussion, Mr. Tepper moved to recommend denial of ZBA Application 027-14 on grounds that the applicant did not demonstrate a physical hardship that is required for a variance to be granted; Mr. Quick seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Naumowicz, Quick, and Tepper).

5. **ZBA Appl. 032-14 417 Shippan Avenue**, the applicant is requesting following variances to permit signage along the northerly side wall of the existing building: 1) a variance of Section 13, Paragraph I(2) to permit a 79.6 square foot sign along the total northerly building side instead of the 60 square feet permitted in the General Industrial District (M-G); and 2) a variance of Section 13, Paragraph F(2) to permit a 58 square foot sign along the Neighborhood Business District (C-N) portion of the northerly building side instead of the 30 square feet permitted. After a brief discussion, Mr. Naumowicz moved to recommend approval of ZBA Application 032-14, 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, Levin, Naumowicz, Quick, and Tepper).
6. **ZBA Appl. 021-14 23 Spruce Street**, the applicant is requesting a variance of Table III, Appendix B to build new five unit building in an Multiple Family Residence Design District (R-MF) zone by relaxing the minimum unit size of four units at 2,000 square feet and the fifth unit smaller at 1,186 square feet. The applicant has a lot of 9,186 square feet but need 10,000 square feet for five units without a variance. After a brief discussion, Mr. Tepper moved to recommend approval of ZBA Application 021-14, and that this application is consistent with the 2002 Master Plan; Mr. Levin seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Naumowicz, Quick, and Tepper).

Ms. Fishman arrived at 7:10 p.m.

**Zoning Board Referral:**

1. **ZB 214-05 RB Stamford Associates, LLC, Greyrock Place & Tresser – Parcel 38A & 38B, Special Exceptions, Site Plan and Architectural Plans.** The applicant is requesting special exceptions and site plans to construct an innovative mixed-use development (“Urban Ready Living”) with 672 residential units within 11 “blocks” with 5,090 square feet of ground floor retail, 571 parking spaces, landscaping and amenities on 4.3 acres in a CC-N zone. The Special Exceptions would permit large scale development, conversion of commercial floor area to residential development, 100% coverage and reduced setbacks, and reduced parking ratio of 1:1 through parking management strategies. Ms. Dell call on Mr. William J. Hennessey, Jr. Attorney with Carmody, Torrance, Sandak and Hennessey and the development team to make a presentation to the Board regarding the architectural features, parking management plan, 5,090 square foot café, residential amenities located in the center “Oasis,” and the public amenities along Tresser Boulevard and Greyrock Place. After considerable discussion, Ms. Fishman moved to recommend that the Zoning Board approve the Special Exceptions for: 1) a Large Scale Development, 2) to convert 254,000 square feet of commercial to 254 residential units, 3) the building coverage, 4) rear yard setback requirements, and 5) reduced parking with the parking management plan for ZB 214-05 RB Stamford Associates, LLC, Greyrock Place and Tresser Boulevard – Parcels 38A and 38B with the recommendation that the Zoning Board require actual art in place of the sign that reads “This is where the fun stuff happens” on the corner of Tresser and Greyrock, ensure that the planned for landscaping and plantings are maintained, and that the parking management plan be carefully reviewed to ensure that it meets the needs of the new

residents; in addition, the Board found 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, Levin, Quick, and Tepper).

**Request for Authorization:**

1. **Request Approval Fourth Amendment to the Contract for Sale of Land for Private Redevelopment – Land Disposition Agreement.** Ms. Dell requested that Rachel Goldberg, Esq. General Counsel for Stamford Urban Redevelopment Commission present on both the Fourth Amendment and the next item the proposed amendment to the Urban Renewal Plan for the Southeast Quadrant. Ms. Goldberg first outlined the Fourth Amendment to the Contract for Sale of Land for Private Development – Land Disposition Agreement among the City of Stamford, the City of Stamford Urban Renewal Commission and RB Stamford Associates as the named “Successor Redeveloper.” This is required to allow the “City, Agency and Redeveloper” to redevelop of Parcel 38. Ms. Goldberg reported that this agreement will supersede the three previous agreements. What this amendment does is lay out the various requirements among the three parties in standard legal language, the staff recommended that the Planning Board approve this contract, and that it and would be consistent with the Category #10. Downtown-Corridor of the 2002 Master Plan. After a brief discussion, Mr. Tepper moved to approve the Fourth Amendment to the Contract for Sale of Land for Private Redevelopment – Land Disposition Agreement, and that this amendment to the Contract is consistent with the 2002 Master Plan; Mr. Levin seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Naumowicz, Quick, and Tepper).
2. **Proposal to amend the Urban Renewal Plan for the Southeast Quadrant (SEQ - Extended) Urban Renewal Project Connecticut, R-43.** Ms. Goldberg presented the Urban Redevelopment Commission’s proposal to amend the Urban Renewal Plan for the Southeast Quadrant (SEQ - Extended) Urban Renewal Project Connecticut, R-43 as containing two distinct parts shown on Exhibit A – Proposed Text and Map Changes to the SEQ Project Plan: 1) Items 1 through 11 (pages 5 to 7), which outline changes to the URC review process – mostly removing the URC from the applicant review process and other administrative “clean-up matters”; 2) the establishment of a new Tax Increment Financing District within a portion of the Southeast Quadrant in order to expand the availability of financing options for redevelopment and urban renewal projects contemplated by the Plan - new Section IV.9 Debt Financing items 12 and 13 (bottom of page 7 through page 11). Ms. Goldberg presented the four major projects that this dedicated City funding source would be dedicated to, which included: 1) Veteran’s Park that the Board noted that they placed in the Capital Budget submission but has been cut; 2) funding for both traffic calming and safe street projects that are being proposed in the updated Master Plan; and 3) funds to work on the west side of the City’s garage along Greyrock Place. The Board members discussed these two elements of URC’s proposed amendment with Ms. Goldberg and derived at an understanding that the URC’s proposed new Section IV.9 Debt Financing establishing a Tax Increment Financing District needed much more discussion and analysis. Ms. Goldberg requested that the Board separate the two TIF elements from the changes to the Plan for the Southeast Quadrant for this project and act on the first eleven items. After some discussion, Mr. Tepper moved that the Board find that Items 1 through 11 (pages 5 to 7) of Exhibit A – Proposed Text and Map

Changes to the SEQ Project Plan are consistent with the 2002 Master Plan, and that the establishment of a new Tax Increment Financing District within a portion of the Southeast Quadrant – new Section IV.9 Debt Financing items 12 and 13 (bottom of page 7 through page 11) was not ripe at this time for a finding by the Board; Ms. Fishman seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Quick, and Tepper).

**Planning Board Meeting Minutes:**

1. Meeting of 5/13/14: After a brief discussion, Ms. Fishman moved to recommend approval of Planning Board Minutes of May 13, 2014; Mr. Quick seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Naumowicz, Quick, and Tepper).

***Old Business***

Mr. Tepper reported that he was testifying before the Board of Representatives regarding the SWRPA merger into Western Connecticut Council of Governments and specifically Mayor Martin's reluctance to go along with establishing the Metropolitan Planning Organization that includes all of the eight SWRPA municipalities and the 10 municipalities to the north. Mr. Tepper stated that the Mayor's position is that the MPO should start at the Greenwich/New York line and proceed east to include the City of New Haven; the transportation and land use needs are interlinked along the 95/Metro North corridor – this probably will be a tough sell politically although it makes total sense from a planning and economic development standpoint.

***New Business***

Mr. Woods handed out the maps that were produced focusing on the two areas that the Board agreed would to go out and look at regarding what category they should be placed in the Master Plan. After a brief discussion, the Board suggested that we don't meet on May 27<sup>th</sup> on the Master Plan but on the 3<sup>rd</sup> of June to allow the Board, the staff and the consultants to respond to the discussion items of May 13<sup>th</sup>.

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.