

STAMFORD PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES, TUESDAY, MAY 27, 2014
4th FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chair, Claire Fishman, William Levin, Michael Totilo, Zbigniew Naumowicz, Roger Quick, and Jay Tepper. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner. Ms. Dell called the meeting to order at 7:17 p.m.

Regular Meeting:

Zoning Board Referral: ZB Appl. 214-06 Richard W. Redniss –Text change, to Amend Article II, Section 3A, Definition 16 (Building, Height of) by adding new paragraph c. to allow five (5) feet to proposed height, or greater than five feet with Special Exception approval by the Zoning Board, when the single family residence is within the Coastal Boundary and meets minimum elevation standards. Ms. Dell read into the record that last fall, the Board requested that the Zoning Board review and amend the requirements for building height in areas that are affected by the new FEMA compliance ordinance (adopted last summer. Richard Redniss made a presentation to the Board on the purpose of this text amendment as the “global” solution to dealing with heights of single family homes who comply with the FEMA regulations. Karen Murphy submitted a request for a meeting with the Planning Board as per Section C6-40-10 of the City Charter prior to the Board’s discussion and recommendation to the Zoning Board, and the Board agreed to meet at the at the June 10th meeting to hear from Ms. Murphy about her opposition. Ms. Dell granted a five minute break at 7:40 p.m. and opened the Public Hearing at 7:45 p.m.

PUBLIC HEARING

Subdivision Application #4014: Hubbard Avenue Associates, LLC for subdivision of property into five (5) parcels; the property is located on the west side of Hubbard Avenue southerly terminus of Gulf View Circle. Ms. Dell opened the Public Hearing for Subdivision #4014: Hubbard Avenue Associates, and stated that the Subdivision Regulations require a public hearing for any subdivision application of over 2 lots, and this is request to divide this 1.73 acre lot into a five lot subdivision in an R-10 zone (see aerial below – note this picture was taken with the house that was built in 1920, since then it has been demolished and a new house is being built in its place), which is why this Public Hearing has been scheduled; the Master Plan is Category 2, Low Density Single Family. Len D’Andrea, P.E., engineer for the applicant and Richard Lewis, attorney for the applicant presented to the Board the main elements of this subdivision application. The Board heard from many members of the neighborhood. After a brief discussion, Mr. Totilo moved to close the hearing at 8:45 p.m.; Mr. Tepper seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

Ms. Dell called a five minute break; she reopened the regular meeting at 8:55 p.m.

Regular Meeting [Continued]:

Subdivision Application #4013: 20 Gutzon Borglum Road, LLC for the subdivision of property into two (2) parcels. The property is located on the West side of Gutzon Borglum Road, having an address of Gutzon Borglum Road. As per the Subdivision Regulations, a two-lot subdivision only requires the deliberation by the Planning Board; this lot is on Gutzon Borglum Road off of Wire Mill Road in North Stamford, in a RA-1, one acre minimum zone. Mr. D'Andrea presented the key elements of this subdivisions and answered questions. Mr. Woods read the conditions of approval for this application, and after a brief discussion, Mr. Tepper moved to approve this two lot subdivision with conditions; Mr. Quick seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

Planning Board Meeting Minutes:

Meeting of 5/20/14: After a brief discussion, Mr. Tepper moved to recommend approval of Planning Board Minutes of May 20, 2014; Mr. Quick seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

Old Business

There was no old business brought before the Board.

New Business

The Board agreed to meet at 6:00 p.m. next Tuesday in order to give more time to fully discuss the Draft Master Plan. The Board brought up a number of issues that were important to make stronger in the next draft, including: stronger goals and policy discussion with the Transportation Element, clarifying the responsibility of the state but would impact the City of Stamford over the next 10 years, and growth of Stamford – businesses, movement of people and vehicles, to name two of the issues.

Mr. Quick read from a recent history of the change of attitude for the “hole in the ground” developer who in a much earlier proposal argued that Tresser Boulevard was not for pedestrians but for cars.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 10:05 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.