

STAMFORD PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES, TUESDAY, NOVEMBER 25, 2014
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chair, Claire Fishman, William Levin, Zbigniew Naumowicz, Roger Quick, Jay Tepper and Michael Totilo. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner; also present for the BFJ Consulting were: Susan Favate, AICP, Associate Principal.

Ms. Dell, Chair called the meeting to order at 6:06 p.m., and introduced the members of the Board.

SUBDIVISION:

Subdivision Application #4016: General Portfolio Properties, Inc. for subdivision of property into five (5) parcels; the property is located on the 14 acre parcel at 12 West Haviland Lane. Public Hearing was closed on October 21, 2014. After some discussion with Mr. John Leydon, attorney for the Applicant, Mr. Quick moved approve Subdivision #4016 into five lots with attached conditions; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Naumowicz, Quick, Tepper, and Totilo – Ms. Fishman recused herself given she missed the public hearing). After a brief discussion, Mr. Naumowicz made a motion that this approval supersedes the previous subdivision approval for this parcel; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Naumowicz, Quick, Tepper, and Totilo).

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA Appl. 062-14 157 Lawn Avenue**, the applicant is seeking a variance to Section 12-B-1 to allow a parking space. After some discussion with the Board, Mr. Quick moved to recommend that the ZBA approve **ZBA Application 062-14**; however, the Board suggests that the ZBA take a careful look at the parking space number 1, which appears to not have room to function, and that this application is consistent with the 2002 Master Plan; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).
2. **ZBA Appl. 63-14 34 2979 High Ridge Road**, the applicant is seeking variances to Table III Appendix B to front, side, rear setback requirements, as well as street centerline setback. After some discussion with the Board, Ms. Fishman moved to recommend that the Zoning Board approve **ZBA Application #63-14**, and that this application is consistent with the 2002 Master Plan; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

3. **ZBA Appl. 64-14 955-969 High Ridge Road.**

After a brief discussion with the Board, Ms. Fishman moved to take this item out of order; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo). Jacqueline Kaufman, Attorney with Carmody Torrance Sandak & Hennessey LLP made a brief presentation for t the applicant is seeking a variance to Section 13, Paragraph F (2) to permit 133.66 square feet of signage along the northerly building side in lieu of 20 square feet permitted (variance of 103.66 square feet). After considerable discussion and questioning by the Board, to recommend that the ZBA approve ZBA Application 064-14 with the following conditions: 1) no further signage shall be permitted on the eastern or southern sides of the building; 2) a second ground sign has been permitted by the Building Department, but has not yet been installed on the property by the owner – this sign shall be eliminated; and 3) that the proposed wall sign on the northern side be turned off at the close of business; Mr. Quick seconded the motion, and that this application is consistent with the 2002 Master Plan. The Board passed this motion by a vote of four in favor (Dell, Quick, Totilo and Tepper) and one abstention (Fishman).

4. **ZBA Appl. 65-14 33-35 Downs Avenue,** the applicant is seeking a variance to Section 10A to allow an existing dwelling to be demolished and rebuilt on the same lot. After some discussion with the Board, Mr. Totilo moved to recommend that the ZBA approve **ZBA Application 065-14**; however, the Board suggests that the applicant clarify what is actually being requested as a variance – it is not moving the main structure, but keeping the second dwelling with its non-conformity, and that this application is consistent with the 2002 Master Plan; Mr. Quick seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

DISCUSSION: MASTER PLAN 2015 – 2025 [APPROXIMATELY 7:30 P.M.]

Chapter 9: Implementation – the Planning Board had a lively hour and a half discussion on the Implementation Chapter. The Board came to a consensus on the recommended changes to Chapter 9, which the consultant was charged to implement.

PLANNING BOARD MEETING MINUTES:

Meeting of 11/12/14: After a brief discussion, Ms. Fishman moved to recommend approval of Planning Board Minutes of November 12, 2014; Mr. Quick seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

Meeting of 11/18/14: After a brief discussion, Mr. Tepper moved to recommend approval of Planning Board Minutes of November 18, 2014; Mr. Totilo seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

Old Business

None

New Business

Ms. Dell announced that Helene Devlin is retiring as Planning Board Secretary after working for the City for over 35 years on December 31, 2014; the Board will miss her. In addition, Ms. Dell announced that the Joint Planning Board/Zoning Board Holiday Party was scheduled for Thursday, December 11th.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 9:55 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.