

STAMFORD PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES, TUESDAY, DECEMBER 2, 2014
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chair, Claire Fishman (arrived around 7:00 p.m.), 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 was Mr. Anthony Romano, OPM.

Ms. Dell, Chair called the meeting to order at 6:37 p.m., and announced that Ms. Fishman would be arriving around 7:00 p.m., and as such Mr. Naumowicz would vote on the first ZB referral, and Mr. Levin would vote on the second one.

ZONING BOARD REFERRALS:

ZB Appl. 214-32 – Walter Piantino, 26 Orchard Street – Special Exception and Coastal Site Plan Review, for renewal of a previously approved Special Exception and Coast Site Plan Review approval to construct five (5), three (3) bedroom condominiums pursuant to Section 7.3, Special Exception uses for Historic Buildings with parking and amenities in and R-MF zone within the CAM boundary. After a brief discussion, Mr. Totilo moved to recommend that the Zoning Board approve ZONING BOARD APPLICATION #214-32, and these requests to be consistent with the 2002 Master Plan Category #4 – Residential, Medium Density Multifamily; Mr. Naumowicz seconded it, and passed unanimously with eligible members present voting, 5-0 (Dell, Naumowicz, Quick, Tepper, and Totilo)

ZB Appl. 214-33 – High Ridge Real Estate Owner, LLC – TEXT CHANGE, the applicant is requesting to amend Article II, Section A, Definition 98.1. (Surgery Center/Out Patient); to authorize the Zoning Board authorization to grant a special exception for uses exceeding 15,000 square feet; to amend Article III, Section 9, BBB.2 to allow a surgery/outpatient clinic in the C-D District; to amend Article III, Section 9, BBB.3 to exempt emergency generators; and to amend Article III, Section 9, BBB.3 to require emergency generators to have a minimum 23 foot setback from the boundary line of a residential district. Mr. Ted O’Hanlan, attorney for Robinson & Cole, made a brief presentation for the applicant; Mr. William Hennessey, attorney with Carmody Torrance Sandak & Hennessey LLP was granted his request to speak in opposition for Stamford Hospital.

After considerable discussion, Mr. Totilo moved to recommend that the Zoning Board *deny* this text change without prejudice; Mr. Levin seconded the motion, and it carried by a four (Dell, Levin, Quick and Totilo) for and one against (Tepper). The reasons for this recommendation include the Board still has unanswered questions and clarifications, which the need to act so quickly. These questions include:

1. The language for Permitted Uses adding “Surgery Center/Out Patient, provided, however, than no more than six (6) surgery/operating suites may be allowed in the

C-D Designed Commercial District at any time”— members of the Planning Board questioned whether this meant no more than six surgery suites per building or in any C-D Design Commercial District?

2. Some members were questioning why the applicant was not able to place their use in any of the existing permitted areas?
3. Finally, some members had concerns and questioned whether this text change brought before them again was really different in meaning and content to the earlier text amendment that the Zoning Board denied? And if not, wouldn't the applicant have to wait a year to reapply?

For the record, Mr. Tepper's no vote was not in support of this text amendment, but because he argued that the Planning Board should have recommended that the Zoning Board deny this application. In his opinion, the revised language of this proposed text change is not a sufficient enough change to the text to be brought back at this time as a new application.

Mr. Totilo moved to move the discussion of the Capital Budget to before the Master Plan Discussion, Mr. Quick seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo)

DISCUSSION: CAPITAL BUDGET

The Board started the discussion of the Capital Budget; however, after about 20 minutes it became clear that the Board needed clean copies of the Capital Budget sheets, which Mr. Romano went to his office and made – the Board moved on to the Master Plan discussion, and rescheduled the discussion of the Capital Budget to a later date.

DISCUSSION: MASTER PLAN 2015 – 2025 [REVIEW REVISED PLAN]

The Board went through the Master Plan and made numerous changes to the text, and stated that they were hopeful to adopt the Master Plan at it week's meeting on December 9, 2014.

Old Business

New Business

Ms. Dell reminded the Joint Planning Board/Zoning Board Holiday Party was scheduled for Thursday, December 11th, and the December 9, 2014 meeting would start early at 6:00 p.m.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 10:15 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.