

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES # 3720
TUESDAY, AUGUST 16, 2011
7TH FLOOR LAND USE BUREAU CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Roger Quick, Dudley Williams, Michael Totilo, and Zbigniew Naumowicz. Present for staff was Todd Dumais.

Regular Meeting

Zoning Board Referrals:

Application 211-21 – Special Exception - 25 Bank Street, LLC, request to construct a new 5-story, 14 unit mixed-use building with off-site parking in the CC-N zoning district. Specific Special Exception requests are for a partial BMR fee-in-lieu payment; large scale development and off-site parking at a rate of 1 per unit to be located no further than 1,000 feet away.

Mr. William Hennessey, attorney for the applicant, presented the application. He described the project as an exciting infill development on Bank Street, where a 5-story commercial style mixed-use building is being proposed. Mr. Hennessey then explained that the application technically consists of three separate special exception requests, a parking reduction, a fee-in-lieu BMR partial payment and Large Scale Development review. He noted that the architecture is consistent with the Historic Neighborhood and designed to compliment the adjacent buildings. Mr. Hennessey then described the lack of current parking and the proposed plan to park offsite in a location in close proximity to the development. He concluded by stating this is exactly the type of development that the Master Plan calls for in this location.

Several Board members asked questions regarding the Historic Nature of the current building, the parking ratio and locations and if there were any objections from adjacent property owners. Mr. Hennessey answered.

Mr. Quick moved to recommend approval of the special exception application. Mr. Totilo seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Naumowicz, Totilo and Quick).

Zoning Board of Appeals Referrals:

ZBA APPL. #037-11, Edgar M. Cullman, Jr., et al, requesting a Special Exception to construct a proposed barn that exceeds 15 feet in height, but not more than 25 feet, on an existing residential parcel located at 107 Hickory Road in a RA-2 Zoning District.

Mr. Rick Redniss, representative of the applicant presented the application. He described the property and the horse barn. Several Board members expressed concerns about plumbing being installed that could lead to kitchens and their desire to see only “barn related plumbing” installed.

After a short discussion, Mr. Williams moved to recommend approval of the variance. Mr. Totilo seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Naumowicz, Totilo and Quick).

APPL. #041-11, Manisha Patel, requesting variances of Table II, Appendix 'B', minimum size of plot, street frontage and lot area to subdivide an existing lot into two lots located at 126 Brook Run Lane in a R-10 zoning district.

Mr. Dumais introduced this application. The Board had several questions and listed concerns about it setting a bad precedent for future subdivisions being noncompliant with the zoning regulations. The specifically were concerned about the lack of frontage and lot area. The Board asked staff to discuss alternatives in lieu of the requested variances with the applicant and decided to table a discussion on this application referral to a future meeting.

APPL. #042-11, MDS Holdings, LLC, requesting variances to construct a 'monument style' sign and clock in front of the allowed setbacks for a property located at 86 Prospect Street in a C-L zoning district.

Discussion on this application referral was tabled to a future meeting.

New Business

Mrs. Dell informed the Board that she had a meeting with the Mayor and Fred Flynn to start the Capital Budget process in which they talked about stricter guidelines, more detailed cost breakdowns and including the Planning Board's rankings.

There being no further business to discuss, Mrs. Dell adjourned the meeting at 8:51 pm.

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.