

STAMFORD PLANNING BOARD  
REGULAR MEETING MINUTES # 3599  
TUESDAY, DECEMBER 21, 2010  
7<sup>TH</sup> FLOOR LAND USE CONFERENCE AREA  
888 WASHINGTON BLVD., STAMFORD, CT

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Stamford Planning Board Members present were: Theresa Dell, Claire Fishman, Jay Tepper, Michael Totilo, Roger Quick and Zbigniew Naumowicz. Present for staff were Robin Stein and Todd Dumais.

***Regular Meeting***

The Chair, Mrs. Theresa Dell, called the meeting to order at 7:30 p.m.

***Master Plan Amendment:***

***MP 413 - STAMFORD PLANNING BOARD***, to consider a proposed amendment to the Master Plan, Citywide Policies Report of the City of Stamford, CT. The proposed amendment is a combination of existing objectives/policies and new initiatives now codified under one section: Sustainability. "Sustainability is a process of continuous, ongoing improvement, and a realignment of community goals and practices to grow in a more responsible and resilient manner." Included are the following sections: Land Use & Transportation, Energy & Climate, Open Space & Natural Resource Management, Infrastructure & City Services, New Construction & Existing Buildings, Adaptation & Mitigation, and Community Involvement & Education. (*Public Hearing Held 12-14-10*)

Robin Stein recapped the application hearing held last week and highlighted comments from members of the public who spoke in favor of the application and those people who requested the Board to make some edits/changes to the amendment. Mrs. Dell asked Mr. Stein to describe the changes.

Mr. Stein said LEED is mentioned in the amendment because it's an important benchmark but that there is nothing in the amendment that requires new buildings to achieve actual LEED certification. Mr. Stein then reviewed the final draft language with the Board. He explained that objective 1A – citing Glenbrook, Springdale and the East Side as examples; objective 1A2 – developing a rating sheet, not mandating. Mr. Quick asked for an explanation of what projects require site plan review. Mr. Dumais explained that those projects which are generally located in a design district, are larger than 10 residential dwelling units, or disturb more than 30,000 s.f. of land area. Mr. Stein added that the rating system is not a pass/fail and not mandate but will be used to help staff review projects and rate and track their sustainability.

Mrs. Dell asked about Attorney Hennessey's comment about affordable housing; do we need to put it in? Mr. Stein said for sustainability we to have it mentioned in the amendment.

Mr. Stein continued to explain the changes to the amendment to the Board. He stated that they added 2C2 – an objective for the City to adopt a drainage manual. Mr. Stein noted that this is something that the Mayor is interested in seeing and that it would be helpful for developers and applicant's engineers in designing projects.

Mr. Stein next described the changes to the section on Infrastructure & City Services. He explained that added schools to the object because of there importance in including

sustainability in the educational system. Mrs. Dell then asked if objective 2D3 – should be LEED gold or similar rating system? Mr. Stein answered it is up to the Board and could be worded either way.

Mr. Quick questioned if objective 2E2 “cool roofs” only was requirement for commercial and why not add it as a requirement for schools or residential? Mr. Stein said the language would only appear in the Master Plan and that actual enactment of the recommendation would have to be done through new zoning or an ordinance. He did, however, suggest that the Board add language that encourages buildings to adopt cool roofs.

Mrs. Dell noted that the Historical Society request from the previous meeting is already in the Master Plan and does not need to be added separately to the section on sustainability.

Mrs. Dell asked if the Board had any further questions or comments? Mr. Quick asked if all or most of Attorney Hennessey and Mr. Redniss’s concerns, comments addressed? Mr. Stein said many were but that many of the items they asked for are too specific to belong in the Master Plan.

Mrs. Dell thanked Staff and everyone who put in long hours on this amendment.

Mr. Quick moved to approve the Master Plan Amendment 413 subject to the changes discussed. Mrs. Fishman seconded the motion and it passed unanimously with the eligible members present voting, 5-0. (Dell, Fishman, Quick, Totilo and Tepper).

### ***Zoning Board Referrals:***

**ZB 210-41 – GDP Amendment, Yale & Towne SPR, LLC**, to amend previously approved General Development Plan for the Yale & Towne. Amendment includes changes to Note 3, regarding development of Block Y8 to allow for a proposed bank with drive-thru area.

Mr. Stein introduced the application, describing the location of the project as the southeast corner of the Yale & Towne super block. He noted that the application before the Board is a change to Note 3 of General Development Plan. Mr. Stein then explained that the bank is a permitted use in the zone and that the South End has long desired to have this type of community use. He added that staff has some issues with the site plan and has discussed the concerns with the Applicant and would like to encourage the plan to be more pedestrian friendly.

John Freeman, counsel for Building Land Technologies, the applicant, oriented the Board to the area with an aerial photo of the project and described Phase 1A. He noted that the construction of the proposed bank raised an issue of the note on GDP which needed clarification. He explained that the GDP sets the standards for future development and that the bank on the corner does not comply with footnote 3 of GDP and walked the Board through the proposed change. Mr. Freeman next submitted to the Board a letter of support from Neighborhood Association in support of the project. He discussed the site plan issues, especially about reinforcing the pedestrian path and safety and that he would continue to work with staff on the buildings location and pedestrian connectivity.

Mrs. Dell asked how long a lease will the tenant have in the Building? Mr. Freeman said he didn’t know; the project wouldn’t be finished for 10 – 15 years.

Mr. Stein said the concern with a drive-through is setting a precedent; don't want it to morph into a suburban shopping area.

Mr. Quick had a general question about traffic flow; are you forcing people through the parking lots? Mr. Freeman answered that the traffic would access the site via two driveways and would have to go through two separate parking lots. Mr. Stein suggested putting something in the approval to recommend/encourage the traffic flow and encourage a look at the site plan issue.

Mr. Totilo moved to recommend approval of the GDP amendment with the staffs recommended comment. Mr. Naumowicz seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo and Naumowicz).

***Zoning Board of Appeals Referrals:***

**APPL. 085-10, Filarski**, requesting variances of Article III, Section 9.F, to allow an existing three-story structure to be used as a three-family residence. The request is for a residential density of 2951 square feet per dwelling unit in lieu of the 3000 required for a property located in the R-5 district at 117 Maple Avenue.

Mrs. Jackie Olsachn, attorney for the applicant, explained that the property is a two-family as-of-right and that they are requesting a three-family use. She noted that the Planning Board previously recommended approval to the ZBA but when the ZBA heard the application, a language barrier prevented Mr. Filarski from explaining what he wanted was properly requested.

Mrs. Fishman moved to recommend approval of ZBA 085-10. Mr. Tepper seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo and Tepper).

**APPL. 086-10, Marangos**, requesting variances of front, front street center, and side yard setbacks and building area % lot coverage to permit the construction of a one car garage on a property located in the R-10 district having an address of 62 Hobson Street.

After a brief discussion of this application, it was determined that the Board members would like more information on the design and a vote was tabled to a future meeting date.

**APPL. 087-10, Gaglio**, requesting variances of Section 6 and Section 7 to permit the construction of a two-story detached accessory structure in a RA-1 district for a property having an address of 75 Haviland Road.

After a brief discussion of this application, it was determined that the Board members would like more information on the design and need for the second accessory structure and a vote was tabled to a future meeting date.

**APPL. 088-10, Blake & Walters**, requesting a variance of Building Area, % Coverage, to construct a new deck and staircase for a property located in the R-6 district at 44 Grant Avenue.

After a brief discussion, Mr. Quick moved to recommend approval of ZBA 088-10. Mr. Totilo seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo and Naumowicz).

**APPL. 089-10, Trefz Corporation**, requesting variances of Section 10, Non-conforming Uses and Section 12 Parking and to amend the a previous approval to permit an addition to an existing McDonald's Restaurant located at 1103 East Main Street and to allow for 24 hour operation.

Mr. Tepper moved to recommend approval of ZBA 089-10. Mrs. Fishman seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo and Tepper).

***Capital Budget FY 2011/12-2018:***

The Board continued there discussion on the Capital Budget and instructed staff to prepare a draft Capital Budget message for the next meeting.

Mrs. Dell explained that coming in with a \$20 million figure wasn't possible given the needs of the City and the Mayor understood. She also noted that when the recommended safe debt limit letter came from the Director of Administration it was \$45 million, but when Director Flynn spoke to the Board he directed the us to use a \$35 million number. Mrs. Dell added that the Board has decided to stick with the budget they've scrutinized and submitted to the Mayor and noted that approved small projects this year especially should be looked at. Mrs. Dell also asked that the Budget message stress the importance of these projects and that it mention that vehicles were taken out and put into short-term financing.

Mrs. Dell asked if members concurred with Budget so far? They did. Again the Board instructed staff to prepare a draft Capital Budget message for the next meeting.

***Old Business***

Mr. Dumais briefly discussed the ongoing West Side Study and some of the preliminary Census numbers.

***New Business:***

Mr. Stein stated that the next meeting is scheduled for Next meeting is January 4, 2011.

There being no further business to discuss, Mrs. Dell adjourned the meeting at 9:30 p.m.

Respectfully Submitted,

Theresa Dell, Chairman  
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.