

STAMFORD PLANNING BOARD  
REGULAR MEETING MINUTES #3548  
TUESDAY, APRIL 14<sup>th</sup>, 2009  
7<sup>TH</sup> FLOOR CONFERENCE AREA  
888 WASHINGTON BLVD., STAMFORD, CT

---

Stamford Planning Board Members present were: Theresa Dell, Rose Marie Grosso, Duane Hill, Jay Tepper and Michael Raduazzo. Present for staff were Robin Stein and Todd Dumais.

The Chairman, Mr. Duane Hill, called the meeting to order at 7:30 pm.

**Regular Meeting**

***Master Plan Amendment:***

**MP-404 City of Stamford Planning Board**, to amend a portion of the Master Plan., from Master Plan Land Use Category (15) Industrial-General, Category (4), Residential, Medium Density, Multifamily, Category (3), Residential, Low Density, Multifamily, and Category (2) Residential Low Density Single-Family to proposed Master Plan Land Use Category (6) Commercial – Neighborhood Business. The proposed Master Plan Map change is comprised of portions of Crescent Street and 549 Glenbrook Road.

Mr. Stein provided a summary of application MP-404 and noted that it is the culmination of years of neighborhood meetings. He further explained that the public hearing was held last week during which four people spoke in support of the application, with no one speaking in opposition to the application. Mr. Stein noted that Mr. Redniss, representing Mr. Pia raised a number of issues but they are not Master Plan issues which affect this application, however, should be addressed in a letter from the Board on the Zoning Map referral.

After a short discussion, Mr. Tepper moved to approval of application MP-404. Mrs. Dell seconded the motion and it passed unanimously with the members present voting, 5-0. (Hill, Dell, Grosso, Tepper and Raduazzo)

***Zoning Board Referrals:***

**ZB 209-10 Stamford Zoning Board**, map amendment to rezone to VC Village Commercial District multiple properties within the Glenbrook Neighborhood.

Mr. Stein explained that this map amendment aims to place existing C-N, R-5, R-6, R7½, and M-L into the Village Commercial District and that it was consistent with the previously discussed amendments to the Master Plan. He explained that Mr. Redniss, representing Mr. Pia, raised four issues that needed to be addressed. The issues were; amend the Village Commercial (V-C) regulations to permit Community Center as an as-of-right use; amend the V-C regulations to permit “Restaurant, including Entertainment and Liquor” as a special exception use; amend the V-C regulations to allow auto-service stations the ability to upgrade by way of special exception from the Zoning Board; and to include Fire Station as a permitted use. Mr. Stein further explained that staff has no objections to working on amendments to address the first three issues but feels that the Fire Station is not an issue to be included with the Village Commercial.

Mr. Hill suggested that staff craft a language to include in the transmittal letter to the Zoning Board which recommends the three issues be taken under consideration by the Zoning Board in new applications.

Mrs. Grosso moved to recommend approval of application 209-10. Mr. Tepper seconded the motion and it passed unanimously with the members present voting, 5-0. (Hill, Dell, Grosso, Tepper and Raduazzo)

**ZB 209-04 Katherine Kounavelis**, map amendment to rezone 4 parcels from R-6 to RM-1 at 87-101 Colonial Rd.

Mr. Stein described the application. He explained that the properties are in existing Master Plan Land Use Category 3 which allows R-6, R-5 and RM-1 and if approved would only appear to allow for two new housing units.

Mr. Richard Redniss, land use planner for the applicant, explained that the application would allow the addition of one new unit of housing and that the other three properties would remain non-conforming. He noted that the requested RM-1 is consistent with the Master Plan.

Mr. Tepper asked if the applicant had the support of the neighbors to the north and asked how many units were on the property to the right.

Mr. Redniss answered that they have not had contact but would be allowed to comment during the Zoning Board Public Hearing if they had concerns. Mr. Redniss stated that the home to the right was a two family.

Mrs. Grosso moved to recommend approval of application 209-04. Mr. Tepper seconded the motion and it passed unanimously with the members present voting, 5-0. (Hill, Dell, Grosso, Tepper and Raduazzo)

**ZB 209-05, 28 Southfield Investment LLC**, map amendment to rezone property from CW-D to DW-D fronting on Southfield Ave., Selleck St. and Davenport St.

**ZB 209-06, Southfield Investment LLC**, special exception to construct a residential development containing 256 units, 30 boat slips and an associated water-dependent amenity on 5.8 acres fronting on Southfield Ave., Selleck St. and Davenport St.

Mr. Hill explained that the Board would discuss applications 209-05 and 209-06 together.

Mr. Stein summarized the two applications. He explained that the site was a former industrial site currently zoned CW-D and was seeking a DW-D zone change. Mr. Stein noted that this was the pattern for pretty much all of the properties along the West branch with the exception of the property to the north, O&G and that it is consistent with the Master Plan. He noted that the proposed development is almost entirely residential and that the critical component of the application was the public access which needs to be emphasized with quality of materials and signage. Mr. Stein provided some of the history of the public access along the West Branch and how this project will further enhance the existing linkage. Mr. Stein also noted that the board received a letter from Attorney William Hennessy, representing the interests of O&G, stating that if the Board recommends approval it include language recommending the mitigation of potential negative impacts between the properties.

Mrs. Dell asked if there were additional details on the wall between the two properties. Mr. Stein answered no but the Zoning Board would look at these types of details during there public hearing and deliberations. Mr. Tepper commented that he raised the issue of the wall last week and stated that it is important to the application. Mr. Hill suggested the language regarding the wall be included in any transmittal to the Zoning Board.

Mr. Stein went on to further explain the four special exception approvals the applicant requested. He suggested seconded the Chairman's idea about including language in the transmittal regarding the wall and added that additional language be included addressing the importance on the public access and management of the marina.

Mrs. Dell moved to recommend approval of application 209-05. Mr. Raduazzo seconded the motion and it passed unanimously with the members present voting, 5-0. (Hill, Dell, Grosso, Tepper and Raduazzo)

Mr. Raduazzo moved to recommend approval of application 209-06. Mr. Tepper seconded the motion and it passed unanimously with the members present voting, 5-0. (Hill, Dell, Grosso, Tepper and Raduazzo)

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

**ZBA 020-09, Southwesterly CT Girl Scouts Council**, special exception to construct an addition to an existing non-conforming use at 69 Guinea Road.

Mr. Dumais briefly described the application, noting the proposed addition was 150 feet away from the closeted neighbor.

Mrs. Dell moved to recommend approval of application ZBA 020-09. Mr. Tepper seconded the motion and it passed unanimously with the members present voting, 5-0. (Hill, Dell, Grosso, Tepper and Raduazzo)

**ZBA 021-09, Church of Jesus Christ of the Latter Day Saints**, requesting variances of the signage regulations to construct a sign at 834 Stillwater Road.

Mr. Dumais briefly described the application, noting the requested signage variances were for size, location, and illumination. Mrs. Dell said she was uncomfortable with illuminated signs in a residential district and increases the permitted signage by 3 times.

Mrs. Dell moved to recommend denial of application ZBA 021-09. Mrs. Grosso seconded the motion and it carried unanimously with the members present voting, 5-0. (Hill, Dell, Grosso, Tepper and Raduazzo)

**ZBA 024-09 Waterside Power**, requesting modification of a special exception to make minor modifications to an existing site plan at 17 Amelia Place.

Mrs. Jackie Olschan, attorney for the applicant, described the application. She stated that it was for modifications to the previously granted special exceptions to enhance optimal functioning, address potential fire safety issues and incorporate best management practices on the site.

Mr. Tepper moved to recommend approval of application ZBA 024-09. Mrs. Grosso seconded the motion and it passed unanimously with the members present voting, 5-0. (Hill, Dell, Grosso, Tepper and Raduazzo).

**ZBA 025-09 Church of Annunciation**, variance of setback and special exception to construct an addition to the “community hall” building at 1230 Newfield Avenue.

Mrs. Jackie Olschan, attorney for the applicant, described the application. She stated that it for a 1300 square foot addition and that the hardship was created when the zoning regulations were changed in 1993 increasing the required side-yard setbacks from 20 feet to 40 feet.

Mr. Raduazzo moved to recommend approval of application ZBA 025-09. Mr. Tepper seconded the motion and it passed unanimously with the members present voting, 5-0. (Hill, Dell, Grosso, Tepper and Raduazzo).

***Old Business***

Mr. Stein informed the Board that there would be no meeting next week but would have a public hearing on April 28<sup>th</sup>.

***New Business***

Mrs. Dell commented that the City needs to enforce its regulations on the prohibition of sandwich board style signs, especially along High Ridge Road.

There being no further business to discuss, Mr. Hill adjourned the meeting at 8:35 pm.

Respectfully Submitted,  
Duane Hill, Chairman

**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.