

STAMFORD PLANNING BOARD
REGULAR MEETING
MINUTES, TUESDAY, October 22, 2013
4th FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chair, Claire Fishman, Roger Quick, Zbigniew Naumowicz, Jay Tepper, Michael Totilo, and Dudley Williams. Present for staff was David W. Woods, Ph.D., AICP Principal Planner. Other City officials present: Elise Coleman, District 3 and Frank Cerasoli, District 15 of the Board of Representatives, James Hricay, Director of OPM and Anthony Romano of OPM.

Mrs. Dell called the regular meeting to order at 7:00 p.m. and announced that the regular public meeting would be followed by the Joint Public Meeting on the 2014/15 Capital Budget.

Regular Meeting (7:00 PM-7:30 PM & Following by the Joint Public Meeting)

1. Zoning Board Referral:

Application 213-32 Zone Map Amendment – 110 Lenox, LLC: Rezone approximately 10,525 square feet of land currently zoned RM-1 (Multi-Family, Low Density Design District) to M-G (General Industrial District). This is an existing building and use located at 110 Lenox Avenue that is currently zoned M-G and RM1. The surrounded by nicely kept houses on small lots zoned R-7.5. Behind Lenox Avenue are existing manufacturing uses that connect with the railroad tracks, and have been there for a considerable period of time. For this referral, the role of the Planning Board is to determine whether the applicant's zone change request is consistent with the 2002 Master Plan. The staff recommended that the Planning Board refer this application for a Zone Map Amendment to the Zoning Board as being consistent with the 2002 Master Plan. Lisa Feinberg, Attorney with Sandak, Hennessey & Greco answered one clarifying question for the Board. The motion that the Planning Board found that this application was consistent with the adopted 2002 Master Plan was made by Mr. Totilo, Ms. Fishman seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo and Williams).

2. Zoning Board Appeals Referrals

ZBA Appl. 054-13 0 Burwood Avenue, Lot 27, a variance of to exceed the height limit of 30 feet in this R-6 zone, which allows for a two and a half story structure, but due to new FEMA regulations, which the City codified on July 8, 2013 the first story cannot be livable space. This limits the structure to one and a half stories. While it's true that the applicant is only legally able to build a 1.5 story house while keeping under the 30 foot height limit, this proposed 2.5 story structure is to excessive for this lot, and is inconsistent with the neighboring houses in size and design; therefore, Mr. Williams moved to deny ZBA Appl. 054-13as not being consistent with the 2002 Master Plan, Ms. Fishman seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo and Williams). The Board requested that the Chair send a letter to Mr. Thomas Mills, Chair of the Zoning Board requesting that the Zoning Board review the need for a possible zone change in the City's flood zone areas relating to the allowable height limits.

ZBA Appl. 064-13 10 Drum Hill Lane, a variance of Section 6A Accessory Buildings to allow an accessory structure (standby generator) to be allowed in the front yard. After considerable discussion focusing on where the generator and tank will be located on the lot, as well as whether this is just a replacement or a second generator. Ms. Fishman made a motion to table ZBA Appl. 064-13 until the October 29th meeting to ascertain some of these answers, Mr. Quick seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo and Williams).

ZBA Appl. 067-13 920 High Ridge Road, a variance to allow the applicant to utilize the building space for a small retail store, instead of the two automobile repair bays in support of its main purpose as an existing gasoline filling station. David Woods reported that nationwide the trend in gasoline filling stations is to either get out of the automobile repair business altogether – hence the retail component – or to focus on repair and serve gasoline as a side. In this case, since it's an existing building and the use is consistent with the main use – gasoline filling station the staff recommended that the Board find this application to be consistent with the 2002 Master Plan. After a brief discussion, Mr. Quick made a motion to approve ZBA Appl. 067-13 as being consistent to the 2002 Master Plan, Ms. Fishman seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo and Williams).

ZBA Appl. 068-13 29 Turn of the River Road a/k/a 939 High Ridge Road, a special exception authorized by Section 11-C-1 and Article V, Section 19-33 to establish a 675 square foot retail store at this location. After a brief discussion noting that this application was very much the same as ZBA Application 067-13, Mr. Totilo made a motion to approve ZBA Appl. 068-13 as being consistent to the 2002 Master Plan, Ms. Fishman seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo and Williams).

Due to the fact that the time was 7:40 p.m. and the Capital Budget Public Meeting was scheduled for 7:30 p.m., Ms. Dell requested a motion to table the remaining two ZBA referrals and the item already tabled to the October 29th meeting, Mr. Quick made a motion to table ZBA Appl. 065-13 and 066-13 to October 29, 2013 meeting, Mr. Williams seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo and Williams).

ZBA Appl. 065-13 91 Halpin Avenue, a variance to allow the applicant to build to enlarge their existing garage so that they can park their RV in structure off the street. In addition, the applicant is asking for relief of rear setback 0 feet instead of the required 5 feet, and to lessen the side yard setback from 5 feet to 2.8 feet, and to expand the existing nonconforming lot coverage of 26.6% to 28% instead of 25%.

ZBA Appl. 066-13 289 Ingleside Drive, a variance for relief of side yard setback requirements from 70 feet to 64.8 feet, and relief from the centerline requirement of 81 feet instead of the 85 feet required.

3. Planning Board Meeting Minutes:

Ms. Fishman moved to approve the minutes of 9/17/13. Mr. Williams seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo, and Williams). Mr. Quick moved to approve the minutes of 10/1/13. Mr. Totilo seconded the

motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo, and Williams).

Old Business

Ms. Dell reported on the Master Plan activities including the West Side/Waterside Neighborhood Meeting, invited the members and audience to the next neighborhood meeting focusing on Downtown/South Side on Wednesday, October 23rd. Mrs. Dell also reported on the meeting the University of Connecticut Architect on exploring plans to increase UCONN Stamford's enrollment by about 1,000 more students and to build an on-campus 400-bed residence hall.

Joint Public Meeting (To Started at 7:50 PM)

Ms. Dell brought the meeting to order again at 7:50 to hold public presentations in accordance with sections C8-20-2 and C8-20-5 of the Stamford City Charter, which requires the Planning Board in conjunction with the Board of Finance and duly delegated member(s) of the Board of Representatives to hold a joint meeting(s) for the purpose of the presentation and consideration of proposed capital projects.

Representatives for the six city agencies presented their capital needs for the coming budget cycle.

Capital Budget Presentations FY 2014/15-2021:

- a) Office of the Mayor – Housing Development Fund
- b) Short Term Capital - Citywide Technology
- c) Scofield Manor
- d) Bartlett Arboretum
- e) Stamford Museum
- f) Stamford Center for the Arts
- g) ~~Old Town Hall~~ - *Withdrew*

Ms. Dell polled the Board and other City officials on whether the Planning Board meetings and public meetings for the Capital Budget could be moved to back to 6:30 to 7:00 and the Capital Budge Public Meetings start at 7:00 p.m., given the consensus of the members that they could make a 6:30 p.m. meeting. This means that the meetings that are also dealing with the Capital Budget, which are 10/29, 11/12, 11/19, and 11/26 will start at 6:30 p.m. instead of 7:00 p.m.

There being no further business to come before the Board, Mrs. Dell adjourned the meeting at 10:00 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.