

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES
TUESDAY, FEBRUARY 19, 2013
7TH FLOOR LAND USE CONFERENCE AREA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chairperson, Mike Totilo, Claire Fishman, Dudley Williams, Zbigniew Naumowicz and Jay Tepper. Present for staff was Todd Dumais.

Mrs. Dell opened the Regular Meeting at 7:00pm. She explained that the Alternates, Mr. Tepper and Mr. Naumowicz would alternate voting for the absent Mr. Quick.

Zoning Board Referrals:

Application 213-03 – BLCR HOLDINGS, LLC, Text change, to Amend Article III, Section 7.3-C-1 Special Exception Uses for Historic Buildings to reduce the minimum building age from 100 years to 75 years and Section 7.3-D-2.d to allow real estate office use in R-20 districts that front State Highways provided the property abuts a non-residential zone or use for not less than 25% of the total distance of the boundary line of the subject parcel.

Mr. Dumais explained the application and the history.

Richard Redniss, for the Applicant, then explained the history of the applications submitted prior to this one and the other properties impacted in this district. He explained the Coldwell Banker subdivision violation and court case and that the City lost and ZEO went after all of the properties and now the six real estate offices are down to three properties. Two are in R-10 and one is in R-20. Previous text changes all sought to go commercial and weren't pinpointed. The Applicant has tied this request to historic buildings and real estate offices. There are two other properties in R-10 and what they are doing now is an extension of the Juner (Roxbury Rd) application and this only affects property in the R-20 zone. The neighbors had a problem with the solution not the Raveis property. Mr. Redniss showed the Board examples of eligible properties on High Ridge and Long Ridge Roads. This isn't spot zoning, it's a special exception use which is consistent with the Master Plan. Mr. Redniss explained the "or use" inclusion of their definition. He said they have an opportunity to finish something that's been around since 1971.

Mrs. Dell asked a question about 710 Long Ridge Road. Mr. Redniss answered and explained the real estate office expansion. Mrs. Dell said she didn't want to see a domino effect and doesn't want creep along Long Ridge Road.

After a brief discussion, Mr. Williams moved to recommend approval of the text change without the "or use" stipulation. Mr. Totilo seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Totilo, Fishman and Tepper).

Application 212-30 – 467 WEST MAIN STREET ASSOCIATES, LLC, Text change, to Amend Appendix A, Table II, Item 60 to include Commercial Limited District (CL) to districts allowing Automotive Equipment & Service retail only with no automotive servicing, as a permitted use.

Mr. Dumais described the history of the text change request to the Board.

Michael Cacace, for the Applicant, said they want to put auto use in the C-L district. He described the Auto Palace applicant on East Main Street and said they want another store on West Main Street.

Mr. Dumais explained the Master Plan for these areas.

After a brief discussion, Mr. Naumowicz moved to recommend approval of the text change with recommendation of inclusion of a Special Exception requirement. Mrs. Fishman seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Totilo, Fishman and Naumowicz).

Zoning Board of Appeals Referrals:

ZBA Appl. 012-13 – Angus & Tot Begg requesting variances of front and side yard setbacks to permit the construction of bedroom addition on an existing single-family home located at 104 Woodmere Road in an R- 7½ district.

Mr. Dumais explained the application and the history.

The Board had a brief discussion about the future use of the second story. Mrs. Dell thought the request was excessive. Mr. Tepper asked then why have it in the zoning regulations.

Mr. Tepper 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, Totilo, Fishman and Tepper).

ZBA Appl. 013-13 – Elsa Colon requesting a variance of Table III, Appendix B, Section 6D to permit an accessory structure to be 18 feet and two stories in height on a property having an address of 59 Maher Road in a R-7½ district.

Mr. Dumais explained the application.

The Board had a brief discussion about excessive height.

Mr. Williams moved to recommend denial of the variance. Mrs. Fishman seconded the motion and it was unanimously denied with the eligible members present voting, 5-0 (Dell, Williams, Totilo, Fishman and Naumowicz).

ZBA Appl. 014-13 – Raymond W. Field Jr. requesting variances of Section 6A to permit an accessory structure (a generator) to be located in the front yard of a property located at 65 Woodbrook Drive in a RA-1 district.

Mr. Dumais explained the application.

The Board had a brief discussion about the generator.

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

ZBA Appl. 015-13 – Michael & Nancy McGuire requesting variances of front and side yard setbacks and building area, percentage lot coverage to construct additions on an existing single-family home located at 1639 Shippan Avenue in an R-20 district.

Mr. Dumais described the variance to the Board.

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

Mr. Naumowicz moved to add an additional Zoning Board of Appeals referral to the agenda. Mr. Williams seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Totilo, Fishman and Naumowicz) and ZBA Application 016-13 – 945 Summer Street application was added to the agenda.

ZBA Appl. 016-13 – Summer Street Properties, LLC requesting variances of Section 13, front setbacks to construct an approximately 5' x 10' sign at a commercial office building located at 945 Summer Street in a C-I zoning district.

Mr. Dumais described the variance to the Board.

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

Capital Budget:

2013-2014 Capital Budget and 2014-2020 Capital Plan – Discussion of Planning Board's Recommended Final Budget & Plan

Mrs. Dell led a discussion of the dog pound location and funding request. The Board is not opposed to appropriating \$500M into the project showing they are in favor of relocating the Shelter. These funds allow the Shelter supporters to seek further funding for this project. When the Budget goes up to the Mayor, he could add additional funding.

Mr. Williams added this would be a show of good faith without putting up the entire requested funding because the Shelter does not currently have a plan on how to spend the monies.

Mr. Tepper stated that obviously everyone on the Board would need to know more about the facility, they don't have a site and it shows the Board is committed to approval given additional information.

Mr. Williams said he was very supportive and agreed that something needs to be done. The current facility is deplorable. The Board could put \$5M towards the project but that doesn't move the project forward. Additional information and a plan is needed.

Mrs. Fishman said the City owns the building and should take better care of it.

Mr. Williams noted they hadn't yet spent a previously funded \$200K.

Mrs. Dell agreed that some funding would show good faith and gives the Shelter a chance to fund donors and move this project forward.

Mr. Naumowicz said he liked the Chair's approach and the Board can move the energy on this project forward.

Mr. Tepper noted that the Board reviews site specific projects and the Board doesn't allow anyone else to be funded without a site or plan.

Mr. Totilo said he'd heard about the Shelter at a meeting on the Glenbrook site off exit 9 and feels that's a better location. He would be in favor of giving the Shelter \$300K to move forward with additional funding up to \$500K.

Mrs. Dell said it was the consensus of the Board to show a good faith effort by approving an initial allocation. Mr. Williams stated this is clearly a serious problem with a great sense of urgency. Mr. Tepper expressed his disagreement.

After a brief discussion, Mr. Williams moved to approve the funding. Mrs. Fishman seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Totilo, Fishman and Tepper).

Mrs. Dell led a discussion on the next item on the agenda, Ferry Service. At this time the Board doesn't feel this is a viable project and they'd like to see what the State will pursue.

The Board also discussed Cubetta Stadium lighting and a general discussion about the Parks. The Board would like to give \$200K for the design and development for Cummings Park.

Planning Board Meeting Minutes:

Meeting of 2/5/13

Mrs. Dell tabled discussion of these minutes until the next meeting.

Old Business

There was a discussion of SWRPA transportation.

There being no further business, Mrs. Dell adjourned the meeting at 8:47 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.