

**STAMFORD PLANNING BOARD
SPECIAL REGULAR MEETING
APPROVED MINUTES - WEDNESDAY, FEBRUARY 1, 2017
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT**

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Claire Fishman, Secretary; and Michael Totilo. Absent: Jennifer Godzeno, William Levin and Roger Quick. Present for Land Use Bureau staff: David W. Woods, PhD, AICP, Principal Planner. Other City officials present: Anthony Romano, Management Analyst-Office of Policy & Management.

Ms. Dell called the meeting to order at 6:30 p.m. and introduced the members of the Board and staff present. Ms. Dell introduced the first item on the agenda.

**REQUEST FOR AUTHORIZATION
SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:**

Anthony Romano, Management Analyst - OPM, attended the meeting to answer any questions regarding these Closeouts and Supplemental Appropriations.

- CAPITAL PROJECT CLOSEOUT RECOMMENDATION:** Pursuant to Stamford City Code Section 8-2, partial closeout is recommended on the following capital projects:

Project No.	Project Name	Closeout Amount	Funding Source
C5B613	District-Wide Boiler & Burner Replacement	\$150,000.00	Rebate
C31072	District-Wide Energy Efficiency Projects	\$100,000.00	Rebate
C5B217	Toquam Indoor Air Quality Issues	\$625,000.00	State Grant
C36668	Westhill H.S. Infrastructure Renovation	\$250,000.00	State Grant
CP6567	Mill River Storm Water Management	\$547,870.27	Federal Funds
CP6567	Mill River Storm Water Management	\$440,880.86	Bond

After a brief discussion, Mr. Totilo recommended approval of the partial closeout of the projects listed above and that this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter, and finds this to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Fishman, Tepper and Totilo).

- TOQUAM INDOOR AIR QUALITY ISSUES - PROJECT #C5B217:** Supplemental appropriation in the amount of \$625,000.00 to offset the grant closeout. After a brief discussion, Ms. Fishman recommended approval of this Supplemental Capital Project Appropriation for the Toquam Indoor Air Quality Issues and that this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter, and finds this to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Fishman, Tepper and Totilo).
- WESTHILL HIGH SCHOOL INFRASTRUCTURE RENOVATION - PROJECT #C36668:** Supplemental appropriation of \$25,000.00 to offset the grant closeout. After a brief discussion, Mr. Totilo recommended approval of this Supplemental Capital Project Appropriation for Westhill High School Infrastructure Renovation and that this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter, and finds this to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Fishman, Tepper and Totilo).

CAPITAL BUDGET:

Adopt Planning Board Capital Budget 2017-2018 & Capital Plan 2018-2024.

The Planning Board discussed and adopted the Capital Budget including the wording of the revised submittal letter. After considerable discussion, Mr. Tepper recommended approval of the Capital Budget 2017-2018 and Capital Plan 2018-2024 and that this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter, and finds this to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Fishman, Tepper and Totilo).

ZONING BOARD OF APPEALS REFERRALS:

1. ZBA APPLICATION #004-17 - TERESA KUBAT - 26 LEDGE LANE - Variance of Table III - Appendix B:

Applicant is requesting: (1) front yard setback of 28.9 ft. in lieu of 40 ft. required; and (2) street centerline setback of 53.9 ft. in lieu of 65 ft. required. The applicant requested, what is in essence, a revision to the variance approved by the Zoning Board of Appeals on July 23, 2014. The original survey was reviewed by Staff and signed off on as being 30.1 inches. However, an error was made for the outside wall (probably by the surveyor but unknown) by over stating the setback by 1 ft. 10 in. After a brief discussion, Mr. Totilo recommended approval of **ZBA Application #004-17**; and this request is and is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single Family); Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Fishman, Tepper and Totilo).

2. ZBA APPLICATION #005-17 - COMMUNITY HEALTH CENTER, INC. - 22 FIFTH STREET - Variance of Section 10A (Non-conforming Use); Article III, Section 9-G (RM-F Multifamily Design District) & Table I, Appendix A (Land Use Schedule):

Applicant is requesting variances to the Zoning Regulations to construct a small addition to the building at 22 Fifth Street that includes removing a non-conforming front portico extending into the front yard setback. A variance is needed because the building will be used as medical offices, which is a legally existing, non-conforming use and the proposed construction expands this use. However, it is important to note that the 2,480 sq. ft. addition will be transitional space providing needed updates, enhancing safety for patients, and allowing compliance with the Americans with Disabilities Act (“ADA”). The new space will not provide additional useable floor area for the medical offices. The addition includes constructing a new front entrance to the building with security and reception area and stairwell access to the upper floors of the building allowing the site to be compliant with the ADA. The applicant also intends to update the building (which does not require a variance) including replacing the roof, siding and windows which will enhance the aesthetics at the site improving the neighborhood and promoting energy conservation. After the new construction is completed, the building will comply with all the bulk, area, and height requirements of the RM-F zone. Currently, there is a portico that encroaches into the front yard setback. The applicant will remove the portico and it will be replaced with the new front entrance and ADA compliant stairwell. These new features will now be located outside of the front yard setback eliminating the nonconformity with the building. After a brief discussion, Mr. Tepper recommended approval of **ZBA Application #005-17**; and this request is and is compatible with the neighborhood and consistent with Master Plan Category #4 (Residential - Medium Density Multifamily).; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Fishman, Tepper and Totilo).

3. ZBA APPLICATION #006-17 - DAVID LIONETTI - 88 BLUEBERRY DRIVE - Variance of Table III, Appendix B:

Applicant owns a single family dwelling presently under construction and substantially complete. Applicant is requesting a front yard setback of 38.1 ft. in lieu of the 40 ft. required. Open covered porches generally do not get considered in the calculation of the front yard setback. However, Zoning regulations for the City of Stamford require it be included when there is habitable area over the porch. Not recognizing the habitable area over the porch, the surveyor advised the applicant that the existing porch would not be included in the setback. The applicant requested a front yard setback of 1 ft. 11 in. due to the applicant relying on their surveyor being a Zoning expert. When they came for their CO, Zoning Enforcement found they needed a variance to meet the Zoning Code. With that stated, if the Zoning Board of Appeals approves this variance, Staff recommends that the applicant also be required to submit a Lot Line request and survey combining Lot #80 with Lot #88. After a brief discussion, Ms. Fishman recommended approval of **ZBA Application #006-17** with the suggestion of a letter sent to the surveyor to check with Zoning Enforcement to confirm the zoning prior to advising clients; and this request is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single Family); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Fishman, Tepper and Totilo).

4. ZBA APPLICATION #007-17 - JORGE FIALLOS - 516 FAIRFIELD AVENUE - Variance of Table III, Appendix B:

Applicant owns a single family dwelling with detached accessory structure. Applicant would like to

construct a 3 ft. x 20 ft. 8 in. (86 sq. ft.) shed with a height of 12 ft. and is seeking building coverage of 33% in lieu of the 25% allowed. The lot is only 4,431 sq. ft. which is 3,069 sq. ft. less than a typical R-6 zone lot (6,000 sq. ft.) making it difficult to meet the 25% coverage. The applicant requested a minimal enhancement to building coverage of 8% over what is allowed. These are small lots which limit what an owner can do without a variance. After a brief discussion, Mr. Totilo recommended approval of **ZBA Application #007-17**; and this request is and is compatible with the neighborhood and consistent with Master Plan Category #3 (Residential - Low Density Multifamily); Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Fishman, Tepper and Totilo).

PLANNING BOARD MEETING MINUTES:

Meeting of 01/24/17: After a brief discussion, Ms. Fishman moved to recommend approval of the Planning Board Minutes of January 24, 2017; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 4-0 (Dell, Fishman, Tepper, and Totilo).

OLD BUSINESS:

NEW BUSINESS:

Ms. Dell suggested composing a letter to Jay Fountain and Mayor David Martin thanking Anthony Romano for all his work on the Capital Budget.

Next regularly scheduled Planning Board meetings are:

02/07/17 - CANCELLED

02/21/17 - If Necessary

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 7:45 p.m.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

NOTE: These proceedings were recorded on video and audio tape and are available for review in the Land Use Bureau located on the 7th Floor of the Government Center, 888 Washington Boulevard, during regular business hours.