

**STAMFORD PLANNING BOARD  
REGULAR MEETING  
APPROVED MINUTES - TUESDAY, MARCH 21, 2017  
4TH FLOOR CAFETERIA, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT**

---

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Claire Fishman, Secretary (Arrived at 7:00 p.m.); Jennifer Godzeno (arrived at 6:45 p.m.); Jay Tepper, Vice Chair and Michael Totilo. Alternates: Michael Buccino (arrived at 6:40 p.m.) and Roger Quick. Absent: William Levin, Alternate. Present for staff: Vineeta Mathur, Associate Planner-Zoning Board.

Ms. Dell called the meeting to order at 6:30 p.m. and introduced the members of the Board and staff present. Ms. Dell also announced that Michael Buccino has been appointed as the third Alternate and explained that as an Alternate they are allowed to speak and ask questions up until the time of voting.

**SUBDIVISION:**

**SUBDIVISION #3955 - ROLLING ACRES OF STAMFORD, LLC - 444 HIGH RIDGE ROAD:**

Rolling Acres of Stamford, LLC is requesting an extension for the maximum number of years available. This subdivision was originally approved on May 23, 2007 with an expiration date of May 25, 2012. A 5-year extension was approved in 2012 extending the expiration date to May 25, 2017. An amendment to Public Act 11-5, Section 8-26c(e) was passed as follows:

(e) Notwithstanding the provision of this section, any subdivision approval made under this section prior to July 1, 2011, that has not expired prior to May 9, 2011, shall expire not less than nine (9) years after the date of such approval and the commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided no subdivision approval, including all extensions, shall be valid for more than fourteen (14) years from the date the subdivision was approved.

With this amendment being passed, it puts the initial expiration date at May 25, 2016 with the potential for an extension up to five (5) years for a total of 14 years. The applicant is requesting the remaining allowable extension (to May 25, 2021) in order to complete the work on the subdivision. After a brief discussion, Mr. Tepper recommended approval of the extension of time for Subdivision #3955 and this request is and is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single Family); Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Quick, Tepper and Totilo).

**ZONING BOARD REFERRALS:**

**1. ZB APPLICATION #217-02 - ELEMENT ONE, LLC - 111 MORGAN STREET - Special**

**Exception and Site & Architectural Plans and/or Requested Uses:** Applicant is requesting approval to convert ±6,100 sq. ft. of commercial office space into eight (8) townhouse style units and approval of fee-in-lieu payment for associated BMR requirement. Element One purchased the property totaling ±2.98 acres which was part of a 9.7 acre parcel which was subdivided in May 2014. The residential building contains 175 residential dwelling units which over 65% have been leased. However, leasing of the designated office space has not been successful and the applicant is requesting approval to convert the office space into eight (8), three (3) bedroom townhouse style apartments. The Special Exception request with regards to the 0.8 BMR fee-in-lieu payment is consistent with the BMR compliance method for the remainder of the building which was also fee-in-lieu. The applicant has worked with staff to design the landscaping fronting the townhouses to ensure privacy of the ground floor living spaces. Mr. William Hennessey, of Carmody Torrence Sandak & Hennessey and Mr. Sam Fuller, Developer, made a brief presentation and answered questions of the Board. After a brief discussion, Ms. Godzeno recommended approval of **ZB Application #217-02**; and this request is compatible with the neighborhood and consistent with Master Plan Category #5 (Residential - High Density Multi-Family); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Quick, Tepper and Totilo).

## **ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA #015-17 - AMELAINE REALTY COMPANY, INC. - 1026-1034 HIGH RIDGE ROAD - Variance of Article III, Section 10A/Section 12C/Section 12D:** The applicant owns property that is 13,267 sq. ft. with a commercial building built in 1956 used as a retail shopping center with retail and restaurant tenants. There is an asphalt parking lot on three (3) sides of the building with twenty-two (22) striped spaces; nine (9) of which encroach on Olga Drive. Applicant is asking for: [1] a total of thirteen (13) standard sized parking spaces to serve the property where up to 27 spaces are required by current standards; [2] to allow nine (9) existing parking spaces located on the northerly side of the property to be located 0 ft. from Olga Drive in lieu of the 10 ft. required; and [3] to allow the continuation of nine (9) existing, non-conforming parking spaces located on the northerly side of the property which are substandard as to length and width and which transgress the existing property line and encroach on the City of Stamford right-of-way known as Olga Drive. The proposal does not intend to make any physical change to the site. The request for the variance will legalize the pre-existing non-conforming condition relating to parking. Staff consulted with the Transportation Bureau regarding the parking on Olga Drive and they have recommended that the applicant speak with them to consider alternatives to the current parking arrangement. The City intends to add a sidewalk on Olga Drive which would affect the parking. Staff recommends that the Planning Board postpone a decision on this application until the issue is resolved. *This agenda item was tabled until a later date as some parts of the application require further due diligence.*
  
2. **ZBA #016-17 - MATTHEW & MONICA WOODS - 214 VAN RENSSELAER - Variance of Table III, Appendix B:** Applicant owns a single family residence with a wooden deck on the side and rear yard and a brick patio in the rear. Applicant is requesting: (1) a side yard setback of 18.7 ft. in lieu of 20 ft. required; (2) total side yard setback of 29.5 ft. in lieu of 35 ft. required [31.5 ft. existing]; and (3) building coverage of 23.2% [minus 200 ft. deck allowance per Definition #15 Building Area = 21.2%] in lieu of 15% required. [21.1% existing]. The requested variances are minimal. After a brief discussion, Mr. Totilo recommended approval of **ZBA Application #016-17**; and this request 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, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).
  
3. **ZBA #017-17 - WALTER & SUSAN SMITH - 60 FAIRVIEW AVENUE - Variance of Table III, Appendix B:** Applicant owns a single family residence with a two (2) car garage. Applicant is seeking allowance to rebuild fire damaged residence on a non-conforming lot (20,000 sq. ft. required / 12,500 sq. ft. existing & 100 ft. minimum frontage / 50 ft. existing) with relief of the following:
  - Maximum building area of 15.45% in lieu of 15%
  - Side setback of 3.5 ft. in lieu of 15 ft.
  - Side setback of 8.5 ft. in lieu of 20 ft.
  - Total side setback of 12 ft. in lieu of 35 ft.
  - Front setback from street of 34.5 ft. in lieu of 40 ft.

The requested variance will allow the reconstruction of the residence damaged by fire. The narrow width of the lot (50') along with the setback requirements in the R-20 district make a variance necessary in order to rebuild a single family residence. After a brief discussion, Mr. Tepper recommended approval of **ZBA Application #017-17**; and this request 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, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

**PLANNING BOARD MEETING MINUTES:**

**Meeting of 03/03/17:** After a brief discussion, Mr. Totilo moved to recommend approval of the Planning Board Minutes of March 3, 2017; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 3-0 (Dell, Tepper, and Totilo). (Ms. Godzeno & Ms. Fishman were absent and not eligible to vote).

**OLD BUSINESS:**

**NEW BUSINESS:**

Next regularly scheduled Planning Board meeting is:  
04/04/17

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 7:15 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.