

**STAMFORD PLANNING BOARD**  
**APPROVED MINUTES - TUESDAY, NOVEMBER 28, 2017**  
**REGULAR MEETING & PUBLIC HEARING**  
4TH FLOOR CAFETERIA, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT  
*Regular Meeting - 6:30 P.M. / Public Hearing - 7:00 p.m.*

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Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Claire Fishman, Secretary (arrived at 7:05 p.m.); Jennifer Godzeno and Michael Totilo. Alternates: Michael Buccino (arrived at 6:40 p.m.), William Levin and Roger Quick. Present for staff: David W. Woods, PhD, AICP, Deputy Director of Planning; Anthony Romano, Management Analyst; Laura Berwick, Special Assistant to the Mayor; Ellen Bromley, Director of Social Services and Jay Fountain, Director, 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 stated that Ms. Fishman, Ms. Godzeno and Mr. Buccino were not yet present and Mr. Levin and Mr. Quick would be voting on the items before the Board. Ms. Dell then explained that they would try and get through as many of the Appropriation Requests as possible before the Public Hearing begins at 7:00 p.m. Ms. Dell introduced the first item on the agenda:

**REQUEST FOR AUTHORIZATION**

**SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:**

1. **ENERGY IMPROVEMENT DISTRICT (“EID”) ENERGY SAVING CAPITAL PROJECTS - PROJECT #CP7209 - ADDITIONAL SCHOOLS:** The EID is requesting approval for an additional capital appropriation in the amount of \$471,407.00 to complete the LED lighting conversion for three (3) schools that were not included in the original LED lighting project request. Once these schools are converted, all of Stamford Public Schools will have LED lighting in classrooms and common areas.

These school lighting projects are eligible for \$118,265.00 in rebates from Eversource, which will result in net project costs of \$353,142.00. The project will be financed with an additional appropriation and will be repaid over ten (10) years from the annual energy savings generated, which is consistent with the structure for the fifteen (15) schools previously approved and under renovation

Anthony Romano, Management Analyst and Laura Berwick, Special Assistant to the Mayor, were available to answer questions. This request is to add three (3) additional schools to the earlier approved Capital Project Appropriation Request presented to the Planning Board on January 10, 2017. After a brief discussion, Mr. Levin moved to **approve** the Energy Improvement District (“EID”) Energy Saving Capital Projects - Project #CP7209 - Additional Schools and 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, 5-0 (Dell, Godzeno, Levin, Tepper and Totilo).

2. **VETERANS PARK - PROJECT #CP5602:** Veterans Park Capital Renovation supported by private contributions in the amount of \$2,750,000.00 in partnership with Stamford Downtown Special Services District (DSSD) and adjacent property owners. This is acceptance of \$2,750,000.00 in private donations from the DSSD and adjacent property owners for renovations to Veterans Park. Richard Redniss, of Redniss & Mead, was available to answer questions. After a brief discussion, Mr. Quick moved to **approve** Veterans Park - Project #CP5602 and 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, 5-0 (Dell, Godzeno, Quick, Tepper and Totilo).

3. **CAPITAL PROJECT CLOSEOUT RECOMMENDATION:** Pursuant to Stamford City Code Section 8-2; partial closeout of the following Capital Projects is recommended:

PROJECT #	PROJECT NAME	CLOSEOUT AMOUNT	FUNDING SOURCE
CP1070	NFWF Mill River Stormwater Retention & Treatment	\$12,000,000.00	Other Funding
CP6590	Mill River Corridor Development 10474167490; CP0050	\$6,000,000.00	Other Funding

Mr. Romano made a brief statement and was available to answer questions from the Board along with Dudley Williams, CEO and Michael Stake, Director of Operations from the Mill River Collaborative. After a brief discussion, Mr. Tepper moved to **approve** the Capital Project Closeout Recommendations and 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; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Tepper and Totilo).

4. **PHASE II - MILL RIVER EAST SIDE - NEW PROJECT:** To complete construction of Phase II of the multi-phase Mill River Restoration Project, a three-mile river estuary restoration project that will create a protected greenway along the Mill River in Downtown Stamford to the mouth of Long Island Sound. This is acceptance of \$4,000,000.00 from a State Grant to complete the restoration of the Mill River Project. Michael Stake, of the Mill River Park Collaborative, made a brief presentation and was available to answer questions from the Board. After a brief discussion, Mr. Tepper moved to **approve** Phase II - Mill River East Side - New Project and 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. Quick seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Quick, Tepper and Totilo).
5. **AFFORDABLE HOUSING/ZONING INITIATIVE - PROJECT #C46580:** The appropriated funds represent a fee-in-lieu payment approved by the Stamford Zoning Board on October 31, 2017. Said funds will be used to support development of housing affordable to persons and families of low and moderate income as per Connecticut General Statute, Section 8-2i. This is acceptance of a private donation in the amount of \$248,472.00 as a fee-in-lieu payment for the 1.2 unit BMR requirement for an approved and constructed nine (9) unit development located at 95 West Broad Street. Ellen Bromley, Director of Social Services, was available to answer questions from the Board. After a brief discussion, Mr. Levin moved to **approve** the Affordable Housing/Zoning Initiative - Project #C46580 and 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; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Tepper and Totilo).
6. **328 GREENWICH AVENUE:** Approval of a taking for an improvement of the intersection at Greenwich Avenue and Selleck Street. Part of the Boat Yard approval included a requirement for major improvements to the corner of Southfield Avenue and Selleck Street, which is currently at Level of Service (“LOS”) F. This friendly taking will allow the City to make the major improvements needed at this intersection in conjunction with the round-about on Greenwich Avenue and Pulaski Street and other street improvements that will enhance the LOS in Waterside. Dr. Woods made some brief comments and answered questions from the Board. After a brief discussion, Mr. Tepper moved to **approve** the taking of a portion of 328 Greenwich Avenue and 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. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Buccino, Dell, Godzeno, Tepper and Totilo).

7. **CITYWIDE SIDEWALKS RECONSTRUCTION - PROJECT #C56123:** Reconstruction of major sections of sidewalks (i.e. entire street length, block length) and critical reconstruction for existing walkways outside of the Downtown area. This is an acceptance of \$112,223.00 in private contributions to repair sidewalks outside the Downtown area. After a brief discussion, Mr. Quick moved to *approve* the Citywide Sidewalks Reconstruction - Project #C56123 and 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, 5-0 (Dell, Godzeno, Quick, Tepper and Totilo).
8. **LAND SWAP:** For over 30 years, the City has been working to secure a public walkway along the East Branch connecting the north end of Woodland Cemetery to Kosciusko Park, thereby connecting the East Branch to the West Branch, which will eventually connect to the Mill River Park Trail. One of the sticking points has been how to connect out of Woodland Cemetery to Kosciusko Park. To enhance this connection, this proposal is a straight land swap of a 20,000 square foot parcel of land adjacent to the Build & Land Technology (BLT) building and the City-owned land in front of it of 20,000 square feet adjacent to Woodland Cemetery.

This is back before the Planning Board as the Board of Finance and the Board of Representatives could not vote on this until the new Boards were organized. This was originally presented to the Planning Board at its September 12, 2017 meeting and approval was recommended as per the Board's referral letter dated September 13, 2017. After a brief discussion, Mr. Totilo moved to *approve* the Land Swap and 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; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Buccino, Dell, Godzeno, Tepper and Totilo).

Dr. Woods noted that there is 5 minutes before breaking to start the Public Hearing. Ms. Dell suggested that the Board vote on the minutes from November 14 and November 21, 2017. Ms. Dell asked for a motion to move the two sets of Board minutes forward. Mr. Tepper moved to bring forward the two sets of minutes; Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Buccino, Dell, Godzeno, Tepper & Totilo).

### **PLANNING BOARD MEETING MINUTES:**

11/14/17 & 11/21/17

**Meeting of 11/14/17:** After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Minutes of November 14, 2017; Mr. Quick seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Buccino, Dell, Godzeno, Quick and Tepper). (Mr. Levin and Mr. Totilo were absent so ineligible to vote.)

**Meeting of 11/21/17:** After a brief discussion, Mr. Buccino moved to recommend approval of the Planning Board Minutes of November 21, 2017; Mr. Quick seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Buccino, Dell, Quick, Tepper and Totilo). (Ms. Fishman, Ms. Godzeno and Mr. Levin were absent so ineligible to vote.)

Ms. Dell suspended the Regular Meeting at 6:55 p.m. for a 5 minute break before starting the Public Hearing.

Ms. Dell opened the Public Hearing at 7:00 p.m. and invited the public to speak in favor, against or if anyone would like to offer comments. She further explained that questions should be presented to the Board and not directed to the applicant. The Planning Board will then have the applicant answer any questions that have been addressed to us. After the applicant has answered the questions and if it is felt the questions have not been answered to satisfaction, the public will have the opportunity to re-address the Board. Ms. Dell further explained that usually at Public Hearings the decision is not made the same night. If no decision is made this evening, there will be a posting on the website when it will come back before the Board.

Ms. Dell then asked Ms. Fishman read the Public Notice into the record as follows:

**Legal Notice**  
**Planning Board - City of Stamford**

**MP 427** -- Notice is hereby given that the Planning Board of the City of Stamford, CT will conduct a Public Hearing on **Tuesday, November 28, 2017 at 7:00 p.m.**, in the Cafeteria, 4th Floor, Government Center Building, 888 Washington Boulevard, Stamford, CT, upon application of Accurate Real Estate Holdings Two, LLC; JOS, LLC and Joyce DiCamillo Hoffmeister & Gloria DiCamillo Sinaguglia for approval of an Application for an Amendment of the Stamford Master Plan Map as follows:

Change to Master Plan Category 13 (Industrial - General) for certain property currently located in Master Plan Category 6 (Commercial - Neighborhood) and generally described as follows:

Block #: 30

Area: 1.2 ± acres

Description:

All those certain parcels of land situated in the City of Stamford, County of Fairfield, and State of Connecticut, said parcel of land being more particularly bounded and described as follows:

Beginning at a point on the centerline of West Avenue, where the same is intersected by the extended centerline of Annie Place, then bounded as follows:

Northerly, 85 feet, more or less, along the centerline of said West Avenue;

Easterly, 142 feet, more or less, through West Avenue and by land of 480 WM Realty LLC, now or formerly, each in part;

Northerly, 60 feet, more or less, by land of 480 WM Realty LLC, now or formerly;

Easterly, 133 feet, more or less, by land of Barton Properties Connecticut LLC and Four 58 Main Street LLC, now or formerly, each in part;

Southerly, 67 feet, more or less, by land of V & J Realty LLC, now or formerly;

Easterly, 205 feet to the centerline of Diaz Street, more or less, by land of V & J Realty LLC, now or formerly, and Diaz Street, each in part;

Southerly, 100 feet, more or less, along the centerline of Diaz Street;

Westerly, 207 feet, more or less, through Diaz Street, and by land of Martha S. Bria TR Et Al, now or formerly, to the easterly terminus of Annie Place;

Northerly, 22 feet, more or less, along the easterly terminus of Annie Place;

Westerly, 278 feet, more or less, along the centerline of Annie Place to the centerline of West Avenue and the point and place of beginning;

containing approximately 1.2 Acres of land.



Ms. Dell opened the public portion of the meeting and asked if anyone would like to speak “in favor” of the application. The following citizens spoke:

- Ciara Artiaga (Lives at 172 West Avenue and is a former employee of Accurate Lock & Hardware)
- Marcie Ortega (Own property at 180 West Avenue and is employed by Accurate Lock & Hardware)

Ms. Artiaga and Ms. Ortega both spoke in support of Accurate Lock & Hardware as excellent employers and praising their role as community leaders in the neighborhood.

Ms. Dell then asked if anyone would like to speak “in opposition” of the application. The following citizen spoke (as quoted):

My name is Katherine Wong (“KW”) and I live at 177 West Avenue so directly across from the proposed property. This all sounds like a fantastic plan; I’m sure that it’s a very fantastic company to work for but having a future family and owning a property across the street, we met with a real estate agent and it’s not good for the property value to have industrial property right across the street. I just have to worry that if we’re expanding the already...the operations that are there what kind of truck traffic are we going to have? Is this going to decrease the safety...we have a lot of small children that live in our townhouse and in our HOA and so it’s a concern of mine. We are expecting a child and now I’m thinking do we move? What does this mean for the neighborhood? As he was saying, as the lawyer was saying, this is not the first that we are going to hear of them because they are looking to potentially expand their operations, and that’s great. But my thinking is could we expand them somewhere where people don’t live and aren’t operating directly next to where my children may be...I can’t walk them to the park now or let them...I don’t know...it just seems counterintuitive to have industrial next to residential. And I was actually hoping when we bought there that the residential would eat into that industrial because that’s the way it seemed because everything it’s so mixed and Stamford is growing and there are a lot of people that need housing.

Mr. Tepper: Which number do you live at?

KW: 177. So it’s across the street. It’s actually facing the street.

Ms. Fishman: Are they condos there?

KW: It’s townhouses, yes.

Dr. Woods: That’s the new Knight & Grabowski Townhouses?

KW: Right. They bought on us...they’re 175 and we’re 177. We’ve met a couple of the children there and they play in the courtyard of our HOA. There are families there as was noted by some of the employees. So I just worry if it starts expanding now, what’s next? Are we going to get a knock at the door and say we want to turn your property into industrial are you willing to sell? It just worries me. I don’t want to see the company leave; I think the company (inaudible) things for Stamford but if we could do it somewhere on West Main even, so it’s still close but maybe a better property for that. That’s all I have to say.

Lastly, Ms. Dell asked if there was anyone who would like to make any general comments for the record and there was no response.

Ms. Dell asked Mr. Hennessey if he had anything further and he and Mr. Salvatore provided final comments and answered questions of the Board.

Ms. Dell made a final call for anyone to come forward who would like to speak. Ms. Gloria Sinaguglia, one of the applicants, made comments “in favor” of the application.

Ms. Dell closed the public portion of the Public Hearing on Master Plan Amendment #427 announcing that the decision on this application will be made at the January 9, 2018 meeting and will re-open the Public Hearing at that time.

Ms. Dell adjourned the meeting for a 5 minute break before starting the Public Hearing on Subdivision #4033.

Ms. Dell reconvened the Public Hearing for Subdivision Application #4033. Ms. Dell asked Ms. Fishman to read the Public Notice into the record as follows:

**LEGAL NOTICE  
PLANNING BOARD  
OF THE CITY OF STAMFORD**

Notice is hereby given that the **STAMFORD PLANNING BOARD** has received the following application for the subdivision of property into three (3) parcels for review at its November 28, 2017 meeting at 7:00 p.m., Government Center, 4th Floor Cafeteria, 888 Washington Boulevard, Stamford, CT.

**Subdivision Application #4033 - Brundage Associates, LLC and Sterling Place, LLC for the subdivision of property into three (3) parcels. The properties encompass a total area of approximately 23,101 sq. ft. and are located on the southerly side of Mulberry Street at the southwest corner of the intersection of Mulberry Street and Brundage Street.**

ATTEST: CLAIRE FISHMAN  
SECRETARY  
STAMFORD PLANNING BOARD

Dated at the City of Stamford this 20th day of November 2017.

Ms. Dell introduced the item under consideration.

2. **SUBDIVISION:**  
**SUBDIVISION APPLICATION #4033 - BRUNDAGE ASSOCIATES, LLC & STERLING PLACE, LLC - 88 & 94 MULBERRY STREET:** The Applicants own contiguous parcels encompassing a total area of approximately 23,101 sq. ft. which provide the property street frontage, lot depth and total land area sufficient for the creation of one additional building lot by modifying the existing lot lines between the parcels. There are existing dwellings on the property which are to remain. The subject properties lie north of and are contiguous to Lot No. 2 that was created under Subdivision No. 4017, which was approved on January 20, 2015. Subdivision No. 4017 (also Brundage Associates, LLC) was approved with an Open Space Preserve/Conservation Easement running parallel to the westerly property line and terminating with the southerly property line of Lot No. 46A. The proposed application would create a new Open Space Preserve/ Conservation Easement of 620 sq. ft. in the southwesterly corner of proposed Lot No. 2 that would essentially widen and extend the open space buffer north to the rear line of the proposed Lot 46A-R.

Ms. Dell stated that Mr. Leonard D'Andrea, P.E. with D'Andrea Surveying & Engineering, will make a presentation on this Subdivision. Ms. Dell also explained the procedure for the Public Hearing. The applicant will speak before us and will speak to the Planning Board. When the applicant has finished, the Planning Board will ask questions of the applicant. Afterwards, the public will be invited to speak in favor of the application, then in opposition to the application and finally anyone who would like to make comments for the record. Ms. Dell reminded everyone that all will be speaking to the Planning Board and not the applicant. The applicant will answer questions as they will be hearing them as the Board will be hearing them. A decision will not be made this evening. The public portion will be closed tonight but the decision will be made at the January 9, 2018 meeting which the public may attend to hear the findings but not allowed to speak.

Ms. Dell called for the first speaker representing the applicant.

Gerald Fox, III, of Fox & Fox, introduced himself as part of Mr. D'Andrea's team being in attendance to assist in answering any questions on the application.

Mr. D'Andrea then came before the Board and made a presentation and answered questions from the Board.

Ms. Dell asked if anyone would like to speak "in favor" of the application. There was no response.

Ms. Dell then asked if anyone would like to speak "against" the application. The following citizens spoke:

- Frank Frattaroli (Lives on Mulberry Street)
- Glenn Gawronski (Lives at 35 Brunswick Street) [*ATTACHMENT #1*]
- Mark Pellicci (Lives on Mulberry Street)
- Eli Schafer (Lives at 98 Mulberry Street)
- Dina Schafer (Lives at 98 Mulberry Street)

All those who spoke against this Subdivision had concerns about traffic impacts, building large houses on small lots and overcrowding the neighborhood and conservation and flooding issues.

Ms. Dell asked if anyone would like to make comments for the record. The following citizen spoke: Christine Reed (Lives at 42 Carol Street). Ms. Reed spoke about the characteristics and the density of the neighborhood. A few of the points made are that there are several large condominium units and many single-unit apartments where there is overflow parking on the streets, which are fairly narrow, and make it difficult for people to get out of their driveways or just walk the neighborhood. At the intersection of Weed Hill and Hope Street there is a "No Right on Red" so vehicles will cut through the neighborhood creating excess traffic. Ms. Reed also feels the neighborhood is underserved with parks for this neighborhood consisting of families with small children.

Ms. Dell asked Mr. D'Andrea to come back before the Board to address the questions and concerns brought up by the citizens who spoke and additional questions from the Board.

Ms. Dell made a final request to the public for comments before closing the public portion of the Public Hearing. The following citizens made additional comments:

- Mark (Last name and address inaudible)
- Eli Schafer

Ms. Dell closed the public portion of the meeting and adjourned the Public Hearing at 8:00 p.m. announcing that the decision will be made at the January 9, 2018 meeting.

Ms. Dell announced a 5 minute break before resuming the Regular Meeting. Ms. Dell resumed the Regular Meeting at 8:05 p.m.

### **ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #217-49 - FRITZ CHERRY - 369 WASHINGTON BOULEVARD - Site & Architectural Plans and/or Requested Uses and Special Exception:** The Applicant, Grace Children's Daycare, LLC; is proposing to convert a former school that was used for continuing adult education classes into a children's daycare which will be used for up to 60 children ages 12 months to 5 years-old. The building has several classrooms and a gymnasium and will have a 1,500 sq. ft. fenced in playground area and 50 parking spaces. The applicant, Fritz Cherry, is proposing to open a day care center and use the existing building hence no negative impacts to the surrounding dwellings and structures. The site is located at 369 Washington Boulevard and is at the corner of Washington Boulevard and Henry Street. This 24,530 sq. ft. school has over twenty (20) classrooms, a gymnasium, commercial kitchen, and over twenty (20) toilets and sinks. The lot currently has seventy-three (73) total parking spaces and sits on 2.2 acres. There are three (3) buildings on the property including a church and a multipurpose building. Across the street on Washington Boulevard is a parking garage for commuters. Across the street on Henry Street is an office building and two (2) and three (3) story multi-family homes. After a brief discussion, Ms. Fishman



recommended approval of **ZB Application #217-49** and is compatible with the neighborhood and consistent with the 2015 Master Plan Category #4 (Residential - Medium Density Multifamily); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

**ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #043-17 - RACKSON RESTAURANT, LLC (d/b/a BURGER KING) - 1058 HIGH RIDGE ROAD & 54 SQUARE ACRE DRIVE (REVISED) - Variance of Table II, Appendix A:** Applicant owns and operates an existing Burger King on this property that was built in 1977. Applicant would like to demolish the existing structure and construct a new building *which would include a drive-thru window*. Applicant is requesting: (1) building from property line at 29.90 ft. in lieu of 40 ft. required; (2) building from Residence Zone Boundary at 0 ft. in lieu of 75 ft. required; (3) Variance to allow use #159.2 and #159.3 to be located in a C-N Zone; (4) **Variance of Section 10:** Expand existing non-conforming fast food restaurant (demolish and build new use #159.2 & #159.3). At a meeting held on October 26, 2017 the Planning Board unanimously recommended the Zoning Board of Appeals deny ZBA Application #043-17 as the purpose of Neighborhood-Commercial is to support uses that create a “neighborhood-feel” and uses, such as sit-down restaurants, shopping centers, that are walkable and businesses that will not increase traffic impacts. A drive-thru for this parcel meets none of these criteria, specifically: it currently is a sit-down restaurant only, which is consistent with the restaurants in the neighborhood including 5 Guys up the street; a drive-thru window in this restaurant will impede on walkability by creating extra cars on this parcel and at the ingress and egress points to High Ridge Road, and the most egregious impact is that this portion of High Ridge Road already has excessive traffic congestion, which would be exacerbated by adding a drive-thru window at this restaurant location. However, if the Zoning Board of Appeals grants this variance, then the Planning Board recommends the condition that only right turns be allowed into and out of this parcel onto High Ridge Road, as is the current requirement.

Even though the applicant made, what appears to be, minor changes to the application, the fact is that the issues addressed in the Board’s previous referral recommendation of denial remains. Therefore, after a brief discussion, Mr. Tepper recommended denial of **ZBA Application #043-17** and this is not compatible with the neighborhood and inconsistent with the 2015 Master Plan Category #7 (Commercial-Arterial - 1058 High Ridge Road) and Master Plan Category #2 (Residential - Low Density Single Family - 54 Square Acre Drive); Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

**OLD BUSINESS:**

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:  
12/12/17 - Capital Budget Adoption (Starts at 6:00 p.m.)  
01/09/18 - Regular Meeting  
01/23/18 - Public Hearing-Capital Budget

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 9:45 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.

ATTACHMENT #1

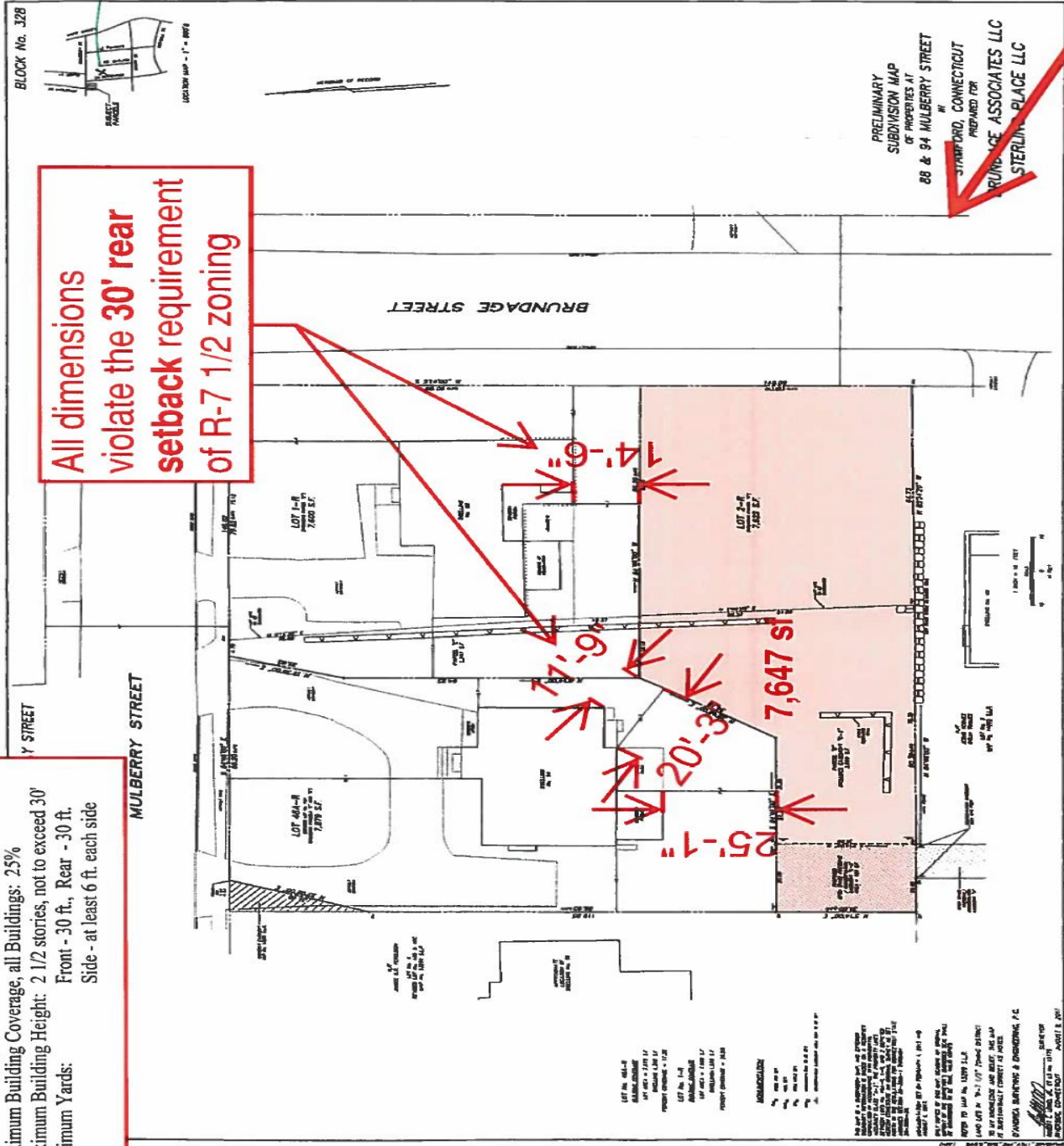
*GREEN GAMPORSKA  
35 BRUNDAGE ST.  
STAMFORD, CT 06907*

*PHOTOGRAPH BY  
OPPOSED*

*35 BRUNDAGE*

**All dimensions violate the 30' rear setback requirement of R-7 1/2 zoning**

- R-7 1/2 Districts**
- a. Minimum Lot Area: 7500 sq. ft.
  - b. Minimum Frontage: 60 ft.
  - c. Maximum Building Coverage, all Buildings: 25%
  - d. Maximum Building Height: 2 1/2 stories, not to exceed 30' Front - 30 ft., Rear - 30 ft.
  - e. Minimum Yards: Side - at least 6 ft. each side



**Picture**



Proposed Lot

