

STAMFORD PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES, TUESDAY, AUGUST 5, 2014
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Michael Totilo, William Levin, Roger Quick, and Jay Tepper (Acting Chair). Absent: Theresa Dell, Chair, Claire Fishman, and Zbigniew Naumowicz. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner.

Mr. Tepper, Acting Chair called the meeting to order at 6:35 p.m., and announced that Ms. Dell, Ms. Fishman, and Mr. Naumowicz were absent for tonight's meeting

Request for Authorization:

1. **ST. JOHN'S ROMAN CATHOLIC CHURCH:** Request for Approval of Agreement between the City of Stamford & St. John's Roman Catholic Church to lease a certain parcel of land located between Tresser Boulevard and Bell Street for a parking lot for the period January 1, 2014 through December 31, 2016. Burt Rosenberg, City Attorney answered a few questions. After a brief discussion, Mr. Quick moved to recommend approval of this lease agreement between the City of Stamford & St. John's Roman Catholic Church, and that this amendment is consistent with the 2002 Master Plan; Mr. Totilo seconded the motion, and it passed unanimously with eligible members present voting, 4 -0 (Levin, Quick, Tepper, and Totilo).

Zoning Board of Appeals Referrals:

1. **ZBA Appl. 049-14, Young Men's Christian Association of Stamford, CT (YMCA) & Union Baptist Church, 805 Newfield Avenue,** the applicant is requesting new Special Exception approval and a modification to conditions #3 & #4 of ZBA Special Exception Permit #049-93 to allow the YMCA to use approximately 3,260 square feet of existing space within the Union Baptist Church for an after school program (Child Day Care Center). Ms. Jacqueline Kaufman, Attorney with Carmody, Torrance, Sandak & Hennessey made a brief presentation the YMCA's hope to open another location with the Union Baptist Church. After a brief discussion, Mr. Totilo moved to recommend that the ZBA approve this Special Exception for the YMCA to operate a new afterschool program at the Union Baptist Church, and that this Special Exception is consistent with the 2002 Master Plan; Mr. Levin seconded the motion, and it passed unanimously with eligible members present voting, 4 -0 (Levin, Quick, Tepper, and Totilo).
2. **ZBA Appl. 048-14, Jewish High School of Connecticut, 1937 West Main Street,** the applicant is requesting a Special Exception approval to operate a "School, Non-Public" in the Light Industrial District (M-L) to allow the use of 10,000 square feet of existing space for use as a Jewish high school. Mr. William Hennessey, Attorney with Carmody, Torrance, Sandak & Hennessey made a presentation regarding the Jewish High School of Connecticut's hope to be granted a Special Exception for the placement of a "School, Non-Public" in the Cytec

Building. After some discussion, Mr. Quick moved to recommend that the ZBA approve this Special Exception for the Jewish High School of Stamford be allowed to lease 10,000 square feet of space to operate a school, and that this Special Exception is consistent with the 2002 Master Plan; Mr. Totilo seconded the motion, and it passed unanimously with eligible members present voting, 4 -0 (Levin, Quick, Tepper, and Totilo).

Zoning Board Referrals:

1. **ZB Appl. 214-09 GEORGE STUART FARQUHARSON, TEXT AMENDMENT**, to amend Article II, Section 3A, Definition 91 (School, Non-Public) to nursery, primary and secondary levels, as well as deletes the reference to colleges and dormitories and excludes fraternities and sororities. Jane Freeman, Attorney for the applicant made a lengthy presentation on the proposed text amendment clarifying the definition of “School, Non-Public.” After Ms. Freeman’s presentation and questioning by Board members, Mr. Woods discussed three key points of his staff report to the Planning Board. After considerable discussion and questioning by the Board, Mr. Quick moved to recommend that the Zoning Board approve Zoning Board Application #214-09 approval of this text change of zoning definition 91. Schools, Non-Public in Article II-Section 3-A, and to 1p. of Article III-Section 4-AA Zoning Code, and recommends that the Zoning Board substitute the word “nursery” for the words “Pre-Kindergarten (Pre-K)”; Mr. Totilo seconded the motion, and it passed unanimously with eligible members present voting, 4 -0 (Levin, Quick, Tepper, and Totilo).

2. **ZB Appl. 214-07 West Side Development Partners, LLC, 1937 West Main Street LOT B-1 - Special Exception (Large Scale Development) & Site Plans/Requested Uses Approval**, the applicant requests approval of a Special Exception under Section 7.5 to permit Large Scale Development and Site Plans/Requested Uses approval related to the construction of over 100 parking spaces as well as traffic circulation and site improvements. The subject property is located at 1937 West Main Street (Lot B-1) and in the Light Industrial District (M-L) zone. Mr. William Hennessey, Attorney with Carmody, Torrance, Sandak & Hennessey stated that 214-07 and 214-08 were for the same property, but needed separate actions by the Board. Mr. Hennessey made a presentation on behalf of West Side Development Partners, LLC who are requesting Special Exception approval under Section 7.5 to permit Large Scale Development and Site Plans/Requested Uses approval related to property located in the Light Industrial District (M-L) with an address of 1937 West Main Street (Lots B-1 & B-2); this application #214-07 requests Special Exception and Site Plan/Requested Uses approval for the construction of over 100 parking spaces, as well as circulation and site improvements. After some discussion, Mr. Quick moved to recommend that the Zoning Board approve ZONING BOARD APPLICATION #214-07; and the Planning Board found these requests to be consistent with the 2002 Master Plan Category #15 INDUSTRIAL – GENERAL; Mr. Totilo seconded the motion, and it passed unanimously with eligible members present voting, 4 -0 (Levin, Quick, Tepper, and Totilo).

3. **ZB Appl. 214-08 West Side Development Partners, LLC, 1937 West Main Street LOT B-2 - Special Exception (Large Scale Development) & Site Plans/Requested Uses** approval , the applicant requests approval of a Special Exception under Section 7.5 to permit Large Scale Development and Site Plans/Requested Uses approval related to the construction

of an ± 183,493 square foot flex-industrial building and smaller building (± 6,124 square feet) to be used for retail and/or industrial/flex purposes with associated parking and site improvements. The subject property is located at 1937 West Main Street (Lot B-2) in the Light Industrial District (M-L) zone. Mr. William Hennessey, Attorney with Carmody, Torrance, Sandak & Hennessey continued with the presentation on behalf of West Side Development Partners, LLC who are requesting Special Exception approval under Section 7.5 to permit Large Scale Development and Site Plans/Requested Uses approval related to property located in the Light Industrial District (M-L) with an address of 1937 West Main Street (Lots B-1 & B-2); this application 214-08 requests approval to construct a ± 183,493 square foot flex-industrial building and smaller building (± 6,124 square feet) to be used for retail and/or industrial/flex purposes with associated parking and site improvements. After some discussion, Mr. Totilo moved to recommend that the Zoning Board approve ZONING BOARD APPLICATION #214-08; and the Planning Board found these requests to be consistent with the 2002 Master Plan Category #15 INDUSTRIAL – GENERAL; Mr. Quick seconded the motion, and it passed unanimously with eligible members present voting, 4 -0 (Levin, Quick, Tepper, and Totilo).

4. **ZB Appl. 214–10 80 WEP-1351, LLC, DP 26, LLC & ALBRIGHT PROPERTIES GROUP, LLC, 1351 Washington Blvd, TEXT CHANGE** to amend Article 1, Section 3A, Definition 92.1 (Self-Storage Facility) to add new definition for Self Storage, and reassigning Senior Housing and Nursing Home Facility Complex as Definition 92.2, and by amending Article IV, Section 12-D-18 to define parking for “Warehouses and Self-Storage Facilities,” as well as amend Appendix A, Table II to modify #42.1 to reflect new definition #92.2 and add new line #164.1 to accommodate “Self-Storage Facility” use. Lisa Feinberg, Attorney with Carmody, Torrance, Sandak & Hennessey stated that 214-10 and 214-11 were connected; however, the Board needed to take action on 214-10 first, since this text change affected whether the applicant for 214-11 could proceed with their application. After some discussion, Mr. Totilo moved to recommend that the Zoning Board approve ZONING BOARD APPLICATION #214-10; and the Planning Board found these requests to be consistent with the 2002 Master Plan; Mr. Quick seconded the motion, and it passed unanimously with eligible members present voting, 4 -0 (Levin, Quick, Tepper, and Totilo).
5. **ZB Appl. 214–11 80 WEP-1351, LLC, DP 26, LLC & ALBRIGHT PROPERTIES GROUP, LLC, 1351 Washington Blvd, Special Exception Request**, to permit a “Self-Storage Facility” of approximately 3,224 square feet to be located in an existing office building at 1351 Washington Boulevard in the C-G zone. Ms. Feinberg continued with a specific application request for a Special Exception on behalf of 80 WEP-1351, LLC, DP 26, LLC & ALBRIGHT PROPERTIES GROUP, LLC. Mr. Woods discussed the trend in the US, especially in cities that have increased live/work downtowns to increase their self-storage facilities within downtown and as creative reuses of existing built office space. After some discussion, Mr. Quick moved to recommend that the Zoning Board approve ZONING BOARD APPLICATION #214-11; and the Planning Board found these requests to be consistent with the 2002 Master Plan Category #11 – Downtown Core; Mr. Totilo seconded the motion, and it passed unanimously with eligible members present voting, 4 -0 (Levin, Quick, Tepper, and Totilo).

Planning Board Meeting Minutes:

Meeting of 7/22/14: After a brief discussion, Mr. Quick moved to recommend approval of Planning Board Minutes of July 22, 2014; Mr. Totilo seconded the motion; and it passed unanimously with eligible members present voting, 4 -0 (Levin, Quick, Tepper, and Totilo).

Old Business

No new business.

New Business

Mr. Woods announced that there would be no Planning Board meeting next week, August 12th and most likely not of August 19th either.

There being no further business to come before the Board, Mr. Tepper adjourned the meeting at 8:55 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.