

STAMFORD PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES, TUESDAY, SEPTEMBER 30, 2014
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

Ms. Dell, Chair called the meeting to order at 6:30 p.m., and introduced the all the members of the Board.

Supplemental Capital Appropriation:

Pavement Management and Preservation (New Project) \$250,000

Lou Casolo, City Engineer made a brief presentation to the Board regarding one of the Mayor's new initiatives is "roadway crack sealing," which requires an initial influx of unplanned for funds to implement. Mr. Casolo explained that this project is to dedicate funding towards the long-term pavement management and preservation of the City's 315 miles of City owned roadway. Through this program, it is the expectation that the city will "enhance pavement performance by using an integrated, cost effective set of practices that extend pavement life, improve safety and meet motorists expectations" (FHWA Pavement Preservation Expert Task Force). After some discussion, Mr. Totilo moved to recommend that the Board of Finance approve this supplemental capital appropriation of \$250,000, and that this request is consistent with Connecticut General Statue Section 8-24 and Section C6-30-13 of the City Charter, as well as consistent with the adopted 2002 Master Plan; Mr. Quick seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

Planning Board adjourned from 6:55 p.m. to 7:45 p.m. to attend the first part of the Public Information Meeting re Long Ridge Road and High Ridge Road Corridor Study – Presentation, 6th Floor of the Government Center

The Board commenced its meeting at 7:55 p.m.

Zoning Board Referrals:

ZB Appl. 214–27 RMS Main Street LLC and Rippowam Park Company, LLC - Text Change Application, Mr. William Hennessey and Ms. Lisa Feinberg, Attorney's with Carmody, Torrance, Sandak & Hennessey made a presentation the applicants request approval of a Text Change to Zoning Regulations related to the Mill River Design District (MRD) to facilitate a mixed-use development consisting of ground floor retail/restaurant space with 122 apartments above as well as associated parking, landscaping and Site Improvements. After some discussion, Ms. Fishman moved to recommend that the Zoning Board approve ZB Appl. #214-27; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

ZB Appl. 214–28 RMS Main Street LLC and Rippowam Park Company, LLC - Zoning Map Change Application, Mr. William Hennessey and Ms. Lisa Feinberg, Attorney’s with Carmody, Torrance, Sandak & Hennessey made a presentation the applicants request approval of a change to the Zoning Map from C-G to MRD for property located at the southwest corner of Rippowam Place/Main Street and Washington Boulevard with addresses including 896, 902, 908 & 914 Washington Boulevard; 135 & 159 Main Street; and 8 Relay Place, Stamford, CT to facilitate mixed-use development consisting of ground floor retail/restaurant space with 122 apartments above as well as associated parking, landscaping and Site Improvements. After some discussion, Mr. Tepper moved to recommend that the Zoning Board approve ZB Appl. #214-28; Mr. Quick seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

ZB Appl. 214–29 RMS Main Street LLC and Rippowam Park Company, LLC - General Development Plan and Special Exception Application, Mr. William Hennessey and Ms. Lisa Feinberg, Attorney’s with Carmody, Torrance, Sandak & Hennessey made a presentation the applicants request General Development Plan and Special Exception approval of a parking ratio of one space per unit with two bedrooms or less to facilitate a mixed-use development consisting of ground floor retail/restaurant space with 122 apartments above as well as associated parking, landscaping and Site Improvements. Said development is located at the southwest corner of Rippowam Place/Main Street and Washington Boulevard with addresses including 896, 902, 908 & 914 Washington Boulevard; 135 & 159 Main Street; and 8 Relay Place, Stamford, CT. After some discussion, Mr. Tepper moved to recommend that the Zoning Board approve ZB Appl. #214-29 and that it was consistent with the 2002 Master Plan Category 9 – Downtown Collar; Mr. Quick seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

ZB Appl. 214-25 LUIS DIEGO LORET DE MOLA, Text Change, Sebastian D’Acunto attorney the applicant is requesting a text amendment to amend Article III, Section 9, Subsection N of the Stamford Zoning Regulations by adding paragraphs b and c to establish exemptions to this section and to provide further definitions for R-D Districts with 20 or more units that are single family detached and improvements have been completed within three years of Zoning Board approval of the zone change to R-D. After some discussion, Mr. Tepper moved to recommend that the Zoning Board **deny** ZB Appl. #214-25 due to: 1) the open ended time for this text amendment “in perpetuity,” 2) the owner did not apply for this amendment but a potential buyer, and 3) the existing development plan for this project already has existing extensions of time to develop as per the approved plan; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

Planning Board Meeting Minutes:

Meeting of 9/2/14: After a brief discussion, Mr. Quick moved to recommend approval of Planning Board Minutes of September 2, 2014; Mr. Tepper seconded the motion, and it passed unanimously with eligible members present voting, 4-0 (Dell, Levin, Quick, and Tepper).

Meeting of 9/9/14: After a brief discussion, Ms. Fishman moved to recommend approval of Planning Board Minutes of September 9, 2014; Mr. Quick seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

Old Business

None

New Business

Dr. Woods reminded the Board that the Public Hearing on October 7th was starting at 6:00, and with the consensus of the Board would end at 10:30 p.m. while staying open until at least October 14th when all written materials were due.

Mr. Quick pointed out that once again the Stamford Advocate failed to list the Planning Board under its announcements for City Meetings.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 10:00 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.