

STAMFORD PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES, TUESDAY, OCTOBER 28, 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, and Jay Tepper. Absent: Michael Totilo. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner. Also present was: Jim Hricay, Director OPM and Anthony Romano, OPM

Ms. Dell, Chair called the meeting to order at 6:00 p.m., and introduced the all the members of the Board.

Request for Authorization

THE HOUSING AUTHORITY OF THE CITY OF STAMFORD [CHARTER OAK COMMUNITIES] – COLAHAN STREET: Burt Rosenberg, Assistant Corporate Counsel made a brief presentation regarding Request for Approval between the City of Stamford & The Housing Authority of the City of Stamford [Charter Oak Communities] for the City sell to the Housing Authority the property of the discontinued street to facilitate the development of the property. After a brief discussion, Mr. Tepper moved to recommend approval of the City selling this parcel to Charter Oak Communities; Mr. Naumowicz seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Quick, and Tepper).

CAPITAL BUDGET PRESENTATIONS FY2015/2022:

Office of Public Safety – Ted Jankowski added another item

Office of Operations:

1. CLC – Marc Jaffee President of CLC made a brief presentation
2. Public Services/Fleet/Solid Waste/Traffic & Road: Tom Turk presented on the combined needs of this item, Stormwater (#3); and Parking Fund (#4)
3. Stormwater – New category that needs to be presented as part of a legal mandate
4. Parking Fund
5. Maintenance/Parks – Kevin Murray spoke on this item
6. Maintenance/Facilities – Don spoke on this item
7. WPCA – WPCA requesting to move its presentation to the Board to 11/18 in order for the WPCA Board to conduct its due diligence
8. Short-Term Capital – Equipment – Michael Sacco spoke on this item
9. Land Use – David Woods presented the Land Use Bureau’s capital request
10. Marina Fund
11. EG Brennan

Zoning Board Referral:

ZB Appl. 214-30 CITY OF STAMFORD, Text Change, to amend Article III, Section 13-G, Sign Regulations in the C-L, C-G, C-I and C-S zoning districts by amending paragraph 8 and adding a new paragraph 9 establishing standards for signage on buildings facing I-95. John Freeman, attorney for BLT made a presentation to the Board outlining the reasoning and purpose of this proposed text change. After

some discussion and questioning by the Board, Mr. Quick to recommend that the Zoning Board approve ZB Application #214-30; however, the Board wondered if the change “does not extend above the top of the parapet façade” and “extends not more than thirteen (13) feet above the established roofline” are redundant? Mr. Naumowicz seconded the motion, and passed by a vote of four in favor (Dell, Naumowicz, Quick and Tepper) and one abstention (Fishman) 4-0-1.

Zoning Board of Appeals Referrals:

1. **ZBA Appl. 060-14 2510 Bedford Street**, the applicant has requested variances and Special Exception to reuse an existing building and parking for a Child Care Center. Ray Mazzeo of Redniss & Mead made a brief presentation of this application. After some discussion, Ms. Fishman moved to recommend approval of ZBA Appl. 060-14, and it is compatible with the 2002 Master Plan; Mr. Levin seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Quick, and Tepper).
2. **ZBA Appl. 061-14 534 Sagamore Road**, the applicant is seeking variances to Table III Appendix B to the front street line setback requirement of 36.7 feet instead of the 40 feet required. This request is for an existing building to add an addition, does not meet the setback requirements by less than 5 feet. After some discussion, Mr. Naumowicz moved to recommend approval of ZBA Appl. 061-14, and it is compatible with the 2002 Master Plan; Mr. Quick seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Quick, and Tepper).

Old Business

None

New Business

Dr. Woods showed the Board the press release of the first Executive Director – Craig Leiner – for the Western Connecticut Council of Governments was passed out.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 9:05 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.