

STAMFORD PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES, TUESDAY, DECEMBER 9, 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.

Ms. Dell, Chair called the meeting to order at 6:05 p.m. Ms. Dell announced that the Board would not discuss the Capital Budget this week but would finalize the Master Plan for adoption next week, and break at 8:30 for the three subdivision applications.

ADOPTION [DISCUSSION]: MASTER PLAN 2015 – 2025 **6:00 – 8:25 P.M.**

Ms. Dell opened the discussion by stating that a number of members submitted a list numerous unresolved concerns and issues that needed to be discussed. Ms. Dell called on Mr. Tepper to start the discussion.

Mr. Tepper discussed the following points:

(1) The Current Master Plan map on pg. 38 shows the 14 acre boatyard site as vacant. Since we refer several times to the fact that it has been "temporarily" removed, he doesn't believe it should be shown as vacant after considerable discussion the Board agreed to delete Figure 5: from the plan.

(2) The neighborhood map on page 138 shows the Stamford Transportation Center in the South End, while we have included it in the Downtown in our definitions; the Board agreed to leave the Neighborhood Map alone.

Mr. Tepper then discussed two text changes that he proposes to introduce in 2015 after the Master Plan has been adopted. The first text change is to create a separate category for the Stamford Transportation Center; the Board discussed this and recommended that if proposed then this amendment should be expanded to include all transit-oriented development stations in Stamford (Glenbrook, Springdale and East Main Street). Second, Mr. Tepper stated that he believed there should be a separate land use category "Storefront - Maritime Center," and place the 14-acre site into this new category. After some further discussion, Ms. Dell requested that Mr. Tepper wait until at least February 1st in order for the Planning Board to finish its discussion on the Capital Budget and have the Public Hearing already scheduled for Tuesday, February 10, 2015 as per the City Charter.

Ms. Dell called on Mr. Naumowicz next since he needed to leave at 8:00 if he could address any of his concerns, and he focused on needs of small businesses, which the Board agreed with him and a policy to enhance and support small businesses in Stamford.

Ms. Dell then asked Mr. Quick to lead the discussion on his twenty item agenda:

1. Is the lack of goal implementation timelines and direct agency responsibilities an impediment to Master Plan goal achievement?
2. We still don't know what the ideal size is for the "Future Stamford." This is an important factor for infrastructure planning before gridlock occurs.
3. What is the long term plan for affordable housing? How much will be required in the future – based on the 2nd largest city in Ct. by 2017 projection.
4. Do we have a sustainability check-off policy for application approvals? Should this be tied in with the building permit application process?
5. The Mill River Greenway Plan is a great goal – do we have a long-range funding requirement plan to accompany it.
6. Does the Plan offer sufficient CAM guidelines to adequately address the projected increasing number of home lifting's – taking into account our new barrier language.
7. Should we have taken a stronger position on planning for future school growth? Should a facilities planning analysis have been required.
8. Have we given the public a Master Plan direction for a new Animal Shelter? Why isn't conceptual design funding at least a budget line item?
9. Day Care zoning requirements have been completely overlooked. By Right and By Special Exception applications have a negative commercial impact on residential neighborhoods.
10. Did we adequately address the issue of the Boards architectural approval limitations – suggesting vs. conceptual approval. Recent examples include CVS stores and 5 Guys.
11. A future Roadway Improvement Plan is long overdue.
 - A. Cross midtown connecting roadway – Westover to Stillwater to Cross to Oaklawn to Toms.
 - B. Research Park thru truck roadway – Glenbrook Road to Camp Avenue.
12. Does the plan take a strong enough position on marijuana dispensaries? What if any, zoning regulations need to be addressed. Danbury has banned all production and sales.
13. Elderly and disabled housing – does the current language – "allowing them to live in their homes whenever possible" – sufficiently address this important state mandated issue.
14. Stillwater Corridor/West Main Street connectivity issue – Traffic, Engineering and Fire Services all agree that the West Main Street Bridge should be rebuilt to handle normal traffic. With some creative thinking design, the Park and the Bridge can be interconnected in a thoughtful way which will benefit both pedestrians and traffic.
15. Adaptive Reuse Policy – In addition to the Mixed Use-Campus zone, we need to expand this concept to all commercial zones to address this growing negative trend.
16. Should the Plan encompass Capital Budget Planning? Should the current process be redesigned? The current systems process – Balance – Requested – Adopted – and Bonded has left us all confused.

17. Technology Plan – In this day and age, Technology has become its own distinct area. We need an overall Technology Plan that ties all the user areas into one budget center – inc. Police, Fire, Education, Library, etc.
18. As noted in my Dec. 5th letter to the Board – a Master Plan Booklet similar to the 2002 version will give residents a quick and simple Master Plan summary and go a long way in leveling out neighborhood over-emphasis.
19. In actuality, did we really address the former Boatyard issue – or did we just kick the can down the road. Should we have designed a new Marina Zone and put the Plan on hold until we could schedule a public hearing. This very public issue is not going to go away. The only one who appears to be addressing this issue, is the Zoning Board (of Appeals?), with their non-compliance fines.
20. Should we have been more proactive in developing a new Transit Zone for the Transportation Center? Would the proposed East Main Street Bus/Train Station also fall into this category? What about Glenbrook and Springdale – are they also owned by the State. Did we lose a chance for the Board to be more aggressive when we failed to ratify the Zoning Board's Transit Amendment? And what happened to the promised Nov. 28th response from the Corporation Councils Office.

The Board discussed and acted on approximately half of Mr. Quick's concerns by 8:25 when the Board took a five minute break. After the Board's discussion and approval of the three subdivisions below, and the two sets of minutes, the Board returned to finalizing the concerns of all the members. Among the other Board members concerns were: Mr. Totilo expressed concern of the need to analyze the impacts of the lack of full cellphone coverage on technology and emergency services in certain parts of the city – especially in North Stamford, and Ms. Fishman expressed concern on the number of children allowed in day care facilities, especially in residential zones.

SUBDIVISIONS

8:35 – 9:20 P.M.

Subdivision Application #4018 – Dominic Altamura, 93 Lawton Avenue for the subdivision of property into two parcels; located on the north side of Lawton Avenue. After some discussion with Mr. John Leydon, Esq., attorney for the Applicant, and Mr. Dominic Altamura, developer, Mr. Tepper moved approve Subdivision #4018 into two lots with attached conditions; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo)

Subdivision Application #4019 – The Housing Authority of the City of Stamford – d/b/a as Charter Oak Communities, 68 Lawn Avenue for the subdivision of property into two parcels. After some discussion with Mr. Ray Mazzeo, consultant with Redniss & Mead for Charter Oak Communities, Mr. Quick moved approve Subdivision #4019 into two lots with attached conditions; Ms. Fishman seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo)

Subdivision Application #4020 – The First Presbyterian Church of Stamford, 1101 Bedford Street for the subdivision of property into two parcels; property is located on the

east side of Bedford Street and the west side of Morgan Street. After some discussion with Ms. Lisa Feinberg, Esq., attorney with Carmody, Torrance, Sandak & Hennessey for the Applicant, Mr. Totilo moved approve Subdivision #4018 into two lots with attached conditions; Ms. Fishman 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 11/19/14: After a brief discussion, Mr. Tepper moved to recommend approval of Planning Board Minutes of November 19, 2014; Mr. Totilo seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

Meeting of 11/25/14: After a brief discussion, Mr. Quick moved to recommend approval of Planning Board Minutes of November 25, 2014; Ms. Fishman 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

Ms. Dell reminded the Joint Planning Board/Zoning Board Holiday Party was scheduled for Thursday, December 11th.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 10:20 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.