

STAMFORD PLANNING BOARD  
PUBLIC HEARING & REGULAR MEETING MINUTES #3744  
TUESDAY, APRIL 3, 2012  
7<sup>TH</sup> FLOOR LAND USE CONFERENCE AREA,  
GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

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Stamford Planning Board Members present were: Theresa Dell, Chair, Dudley Williams, Jay Tepper and Zbigniew Naumowicz. Present for staff was Todd Dumais.

Mrs. Dell opened the Regular Meeting at 7:00pm.

Mrs. Dell announced that Zbigniew Naumowicz and Jay Tepper would be seated as full members in lieu of Board Member Michael Totilo and Claire Fishman's absence.

**Regular Meeting**

***Lease Agreement:***

**Proposed Lease Agreement Between the City of Stamford and the Wildlife Orphanage, Inc.** for use of the existing "two story building" located in the Mianus River Park.

Marc Becker, attorney representing the Wildlife Center of Fairfield County, along with Heather Bernatchez and Cathie Kovacs were present to discuss the agreement. Mr. Becker said they have a 20 year lease on an existing dilapidated structure with three options to renew, rent \$1 a year, lease commences when they repair the well and septic and do remediation of the structure but contingent on approval of Boards.

Mr. Tepper asked if there were known hazmat conditions in the structure? Mr. Becker said yes, lead paints.

Mr. Becker said the repairs would be \$150,000 submitted in the 2012-2013 Capital Budget.

Mrs. Dell said they submitted the Capital Budget recommendations to the Mayor and this request wasn't in there. Mr. Becker said he was under the impression the request was in the Budget. Mrs. Dell discussed options for adding these funds into the '12-13 Budget but as of today, the budget is not submitted nor is this request in the Planning Board's or Mayor's recommendation.

Mr. Tepper asked what the staffing of the facility would be? Mr. Becker said two animal clinic workers and there would be people living on the site.

Mrs. Dell asked what kind of animals? Mr. Tepper noted on page 7 there was a list of animals. Ms. Kovacs said all DEEP, native wildlife, only from CT would be handled at this facility.

Ms. Bernatchez said the point is to bring in injured animals, open the facility to the public, which is unique to this type of center. They will have one-way soundproof glass to allow viewing. They submitted letters of support into the record along with a letter from the State.

After further discussion, Mr. Tepper moved to recommend approval of the lease agreement. Mr. Williams seconded the motion with the recommendation about capital funding and it passed unanimously with the eligible members present voting, 4-0 (Dell, Williams, Tepper and Naumowicz).

***Zoning Board Referral:***

**Application 211-25 – Text Change, BLCR Holdings, LLC and William Raveis Real Estate**, to Amend Article III, Section 7 by creating a new Section 7, 7, regarding the preservation and Adaptive Reuse of Residential Buildings for Real Estate Broker's offices by way of special exception and site plan approvals.

Mr. Dumais provided the Board with a recap on the Public Hearing from the previous week. Mrs. Dell then asked for discussion from the Board members.

Mr. Williams noted this text amendment is in opposition to the Master Plan and that he did not hear a compelling case made. Mr. Williams also commented that he was concerned about opening commercial business further along Long Ridge Road and that he was inclined not to vote in favor of this change.

Mr. Naumowicz said the applicant represented the real estate companies and that he can't see it as a good fit with the neighborhood.

Mr. Tepper stated he didn't like the applicant making statements about the neighborhood without canvassing the neighbors. He's concerned about commercial creep and strongly opposes using the conditions of the buildings as a pretext for making zoning changes. Mr. Tepper stated he was not in favor of the application and that he would like to make the statement for this area to remain residential and is strongly in favor of denial.

Mrs. Dell said she had concerns. She was surprised at the use of Demming's name. People do live on City main thoroughfares and they like to live there and to say that the only way to combat this is to turn these buildings into real estate businesses is not valid. Mr. Dell stated that she doesn't want to see a whole couple of blocks of real estate offices with paved over front yard parking. She also noted that this proposal did not have the support of the neighborhood. She agreed with the rest of the Board Members that this request doesn't merit approval at this time.

Mr. Naumowicz said he was bothered by the imposition of the real estate ventures on the neighbors.

Mr. Tepper said part of the reason for deterioration is the perception of a zone change.

Mrs. Dell said this doesn't justify a move on our part. She suggested the Raveis company should come back into the Land Use Bureau to see if there is another way this can be done without a text change.

Mr. Williams moved to deny this application. Mr. Tepper seconded the motion and the motion carried unanimously with the eligible members present voting, 4-0 (Dell, Williams, Naumowicz and Tepper).

Mrs. Dell asked that the record reflect the denial and referenced the issues with the Master Plan and for the applicant to contact Norman Cole for other options of furthering their issues.

***Planning Board Meeting Minutes:***

**Minutes of March 27, 2012**

Mr. Williams moved to approve the minutes as submitted. Mr. Tepper seconded the motion and it passed unanimously with the eligible members present voting, 4-0 (Dell, Williams, Naumowicz and Tepper).

***New Business***

Mr. Dumais announced that the next Planning Board meeting would be held on Tuesday, April 17<sup>th</sup>.

There being no further business to discuss, Mrs. Dell adjourned the meeting at 7:48 pm.

Respectfully Submitted,

Theresa Dell, Chair  
Stamford Planning Board

**Note:** These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7<sup>th</sup> floor of Government Center, 888 Washington Boulevard, during regular business hours.