

STAMFORD PLANNING BOARD  
REGULAR MEETING MINUTES #3747  
TUESDAY, MAY 1, 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, Chairperson, Roger Quick, Michael Totilo, Claire Fishman, Jay Tepper. Present for staff was Todd Dumais.

Alternate Board Member Jay Tepper was seated for Dudley Williams who was not present. Mrs. Dell opened the meeting at 7:00pm and introduced the Board Members

Mrs. Fishman moved to add Amended Application 211-40 to the agenda. Mr. Tepper seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Totilo, Quick, Fishman, and Tepper).

***Zoning Board of Appeals Referrals:***

**\*\*\*Amended Application 211-40 – Tolari, LLC & TR hardy, LLC, 57-59 Broad Street, Special Exceptions** requesting approval of increased residential density, large-scale development, fee-in-lieu payment, a parking reduction and rear-yard setback reduction to construct a proposed twenty-one story, 226 unit mixed-use building located on Broad and Summer Streets in the CC-N district.\*\*\*

Attorney Michael Cacace, for the Applicant, briefly reviewed the application and presentation made to the Board in March 2012 on what he described as essentially the same project. He noted that the reason he was back before the Board was that this project is real and Tom Rich has been in contact with lenders and discovered that value engineering made this a tight fit. The only difference between the original and amended applications is they wanted to go to the Zoning Board with a project that works. They've eliminated one floor of parking and reduced the building from 235' to 225'. This results in 29 less parking spaces.

Richard Redniss, Planner for the applicant said the last version had four levels of visible garage and now there are three. He outlined the building's circulation plan and described how ProPark manages almost all valet parking in the major buildings in the City. They call this a tandem-assist parking arrangement and propose 162 self-parking spaces. This number equals 0.72 spaces per unit so they are talking about 0.14 spaces per unit needing valet parking. This will run as a self-parked garage until they reach a point where they feel the need to grow as a valet system. Once this starts, valet will start at the bottom floor.

Mr. Tepper asked for an explanation of "need valet"? Mr. Redniss said it will be based on the number of cars. Parking is unassigned excepted during lease-up and will be unbundled. Talking about a few dozen swing spaces.

Mrs. Fishman asked about handicapped parking? Mr. Redniss said they all can use the valet.

Mrs. Dell asked what is happening with the loss of 29 spaces? Mr. Redniss said the office people will share the overflow with residents as it comes up and this will all be identified in the lease.

Mr. Redniss said visitor parking will be at the City garage around the building and valet could be used on weekends with some having to park offsite. Mr. Redniss said there's an opportunity to valet offsite. He noted there are 74 valet spaces of the 236 spaces.

Mrs. Dell asked him to confirm there were no other changes except to the building footprint and the garage parking.

Mr. Quick asked if this would be the first example of a Parking Management Plan under the new text amendment? Mr. Dumais said yes under the new amendment but the Zoning Board is the overseer of any Parking Management Plan for an application.

Mr. Redniss distributed a draft copy of the proposed Parking Management Plan (PMP) to each Board Member for review.

Mr. Tepper had a question on the PMP. What does history show about unbundling parking? Do people not take spaces? Mr. Redniss said yes, roughly 10%-15% less parking in the building from statistics but harder to track on where they go.

Mr. Tepper asked if residents were limited to one spot per unit? Mr. Redniss said no.

Mr. Quick asked about under-reporting documentation? Mr. Redniss explained that the language of the PMP came from Jim Forde and there's a 15% flexible standard. Monitoring the report allows the City to compile statistics and learn from data.

Mrs. Dell expressed approval on implementation of the Jitney and Zip cars. She felt these were important.

Mrs. Fishman asked for a better description of how the valet parking works. Could she call down and have her car waiting? Mr. Redniss said yes you could either get the car or call down for it.

Mr. Quick asked if visitors had access to this parking? Mr. Redniss said no. Mr. Quick asked if there was someone there to monitor the flow of traffic. Mr. Redniss said the self-parking system will use a FAB.

After a short discussion, Mr. Tepper moved to recommend approval of the Special Exception application. Mr. Quick seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Totilo, Quick, Fishman, and Tepper).

### ***Zoning Board of Appeals Referrals:***

**ZBA Appl. 032-12 – MarClaire, LLC** requesting a modification of a previously approved variance 047-11 to permit the display of vehicles in the front parking lot located at 1259 East Main Street in a C-N zoning district.

Mr. Dumais briefly introduced the application and explained the previous variance.

Richard Redniss, for the Applicant, said you can't park unregistered cars for sale in front but can park registered employee and visitor vehicles in front. They are also requesting the modification because the ZBA conditioned the appearance of the building. Mr. Redniss explained they are going to give it another try now that they know the specific dealership occupying the space.

Mr. Tepper noted the Board was not giving the applicant anything more than any other deal.

After a short discussion, Mrs. Fishman moved to recommend approval of the requested variances. Mr. Totilo seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Totilo, Quick, Fishman, and Tepper).

**ZBA Appl. 027-12 – Anthony Himicki** requesting a variances of Front Street Centerline setback and Rear Yard setbacks to construct a proposed second story addition and requesting an existing shed to remain closer than the required 5' setback for a property located at 106 Brookside Drive in the R-7 ½ zoning district.

Mr. Dumais briefly introduced the application. Mrs. Dell commented the requested variance seemed consistent with the neighborhood. Mr. Quick agreed.

After a short discussion, Mr. Quick moved to recommend approval of the variance. Mr. Totilo seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Totilo, Quick, Fishman, and Tepper).

**ZBA Appl. 028-12 – Capucine Dewulf Gooding**, requesting variances of Front Yard setbacks and a variance of Section 6A to allow a tennis court fence to be located in a front yard at a property located at 366 Ocean Drive West in a R-20 zoning district.

Mr. Dumais briefly introduced the application. Mr. Quick had a question on the fencing. Mrs. Dell had a suggestion to the landscaping plan.

After a short discussion, Mr. Quick moved to recommend approval of the variance. Mrs. Fishman seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Totilo, Quick, Fishman, and Tepper).

**ZBA Appl. 029-12 – James & Lorraine Masone** requesting a Rear Yard setback variance to construct an addition on an existing single-family home located at 366 Soundview Avenue in a R-10 zoning district.

Mrs. Dell commented there was a hardship and the requested variance seemed consistent with the rest of the neighborhood.

After a short discussion, Mr. Totilo moved to recommend approval of the variance. Mr. Tepper seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Totilo, Quick, Fishman, and Tepper).

**ZBA Appl. 030-12 – Robert & Teresa Basar** requesting variances of side yard and rear yard setbacks to construct an addition to an existing single family home located at 80 Bouton Street West in R-10 zoning district.

Mr. Dumais briefly introduced the application.

After a short discussion, Mr. Quick moved to recommend approval of the variance. Mr. Tepper seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Totilo, Quick, Fishman, and Tepper). The Board recommended a condition regarding the stone wall and reduction of front asphalt area.

### ***Planning Board Meeting Minutes:***

**Meeting of 4/24/12** – Mr. Quick moved approval of the meeting minutes as written. Mrs. Fishman seconded the motion and it passed unanimously with the eligible members present voting 4-0 (Tepper, Totilo, Quick and Fishman; Mrs. Dell not voting).

### ***Old Business***

**Subdivision #3986, 957 Rockrimmon Road**, request pursuant to Section 3.9 of the Stamford Subdivision Regulations to modify condition number 19 to grant an additional five year extension of time to complete all “work” as defined in C.G.S. §8-26c(b). The new date of completion would be September 13, 2017.

Mrs. Dell announced that discussion on the Subdivision #3996 modification request would be postponed to a future meeting date.

***New Business***

Mrs. Dell announced that the Planning Board would not be holding on meeting on May 8, 2012. Several Board members asked for an update from the Zoning Enforcement Officer on the advertising signage currently on Trump Parc. There was a censuses of the Board to write Mr. Lunney a letter asking for his opinion and determination on the matter.

There being no further business to discuss, Mrs. Dell adjourned the meeting at 8:30 pm.

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 7<sup>th</sup> floor of Government Center, 888 Washington Boulevard, during regular business hours.