

STAMFORD PLANNING BOARD  
REGULAR MEETING MINUTES #3750  
TUESDAY, JUNE 5, 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, Dudley Williams, and Jay Tepper. Present for staff was Todd Dumais.

Mrs. Dell called the meeting to order at 7:00pm and introduced the Board Members.

Mr. Totilo moved to recommend moving the first agenda item to last. Mrs. Fishman seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Totilo, Fishman and Williams).

### **Regular Meeting**

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

##### **ZBA Appl. 034-12 – The Little Workers of the Sacred Hearts of Jesus & Mary, Inc.**

requesting a modification of a previously approved Special Exception (072-82) to increase the enrollment of the existing pre-school located at 635 Glenbrook Road in a R-71/2 zoning district.

Jacqueline Kaufman, Esq. Sandak Hennessey and Greco introduced Mary Lou Rinaldi who sits on the Board along with Sisters on the Board who introduced themselves. Attorney Kaufman presented a property survey showing the location of the R-7-1/2 zone, Category 2, low-residential. She explained that the school started in 1962 at this location and in 1968 they submitted a special exception. The property is 1.9 acres surrounded by residential lands to the East and industrial properties to the West. The school provides a much needed service to the community and currently enrolls 80 students in a two-story building with 7 classrooms. They have an 85 student cap by way of the previous special exception on enrollment and since that time, nothing has physically changed with the building. The change contemplated under this new application is a redistribution of classroom space with the building with a goal to create three new classrooms and a 51 student increase. 136 students is the maximum number of students possible based on the number of toilets as directed by the Department of Public Health. .

Mrs. Fishman asked if this was a first floor facility and if they can go straight out on that level? Do the second floor rooms have to go down a flight of stairs for egress? Attorney Kaufman answered that both levels have egress directly to the ground because of the topography of the site..

Mrs. Dell expressed concern with traffic volumes and the number of extra cars coming in at peak hours. Attorney Kaufman introduced the Traffic Consultant, David Sullivan, who said there would be negligible impact on Glenbrook Road. Mrs. Dell asked with 51 new children, how many cars could they expect? Mr. Sullivan said they'd see an increase in the number of trips to and from the facility increase by about 56 pickup/drop-offs in the morning. LOS is typically the same but goes down one level for leading to the site and stated that all of the additional traffic can be handled on Glenbrook Rd.

Mrs. Dell noted there'd be 24 children per classroom which seemed like a lot.

Mrs. Rinaldi, School Board, said you'd have to put the number of enrollment into context. The Kindergarten program has 18-20 students; everything else revolves around the schedule of the parents – who's there in the morning and afternoon. They'll never have 136 students there at the same time.

Mr. Tepper asked if there was a way to average the number of students there at any one time? Or, how many are likely to be there at any random time? Do they anticipate integrating 50 kids at any one time? Attorney Kaufman said the demand has increased and there's a waiting list but they could do a phased in enrollment over time.

Mr. Williams asked if there was a dedicated kindergarten class? Attorney Kaufman said yes. They got to a certain number in 1982 when they built the addition based on the number of staff and they haven't asked for an increase to enrollment since then.

Mr. Dumais asked about speed limits and sight lines.

Mr. Williams moved to recommend approval of the application. Mrs. Fishman seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Totilo, Fishman and Williams).

**ZBA Appl. 035-12 – GR Capital, LLC.** requesting variances of Section 7K to construct a new two-story building located at 1086/0 Long Ridge Road in a CN zoning district

Mrs. Dell introduced the application. There were letters from John Leydon and Renee Khan asking to speak to the Board. Mr. Dumais introduced the application and described the combination of lots, Section 7K standards and answered questions from the Board.

John Leydon, Esq. for the Applicant, noted this was a great application to have and said Mr. Pali is an artist, he is from Albania and had an interesting history. Attorney Leydon showed a tax map and described the orientation of the site and explained that the proposed development more or less maxes out on coverage and FAR because C-N is a restrictive zone. He showed the site photographs to the Board and showed the hardship of being on a pond with wetlands and stated it as the reason why they can't push the building further back from the street. He went on to say that &-K makes sense for transitions in areas like Belltown but north of the Parkway on larger lots it doesn't. The regulation in this case isn't protecting anyone and they are more or less in the line with other structures and buildings in the area. They propose a two-story structure to hold an Art Gallery and Dr. Office and he presented a large mosaic design for the building. He described the specific variances they were requesting.

Mrs. Dell asked why they put the building so far back from one side? Len D'Andrea said it was because of the required location of the septic system and the required parking.

Mrs. Dell commented it almost looked like a warehouse; very boxy.

George Pali said part of the design for the building was they needed a flat roof and felt more value was added by making the front mosaic. The idea was to make it stone veneer and stucco.

Mrs. Dell asked if the neighborhood didn't have character? She said it felt more like a 5-Guys and not a neighborhood. Doesn't fit into the neighborhood; looks long and rectangular.

Mr. Tepper asked what was the length of the building? Mr. Leydon answered 98 ' x 40'.

Renee Kahn addressed the Board. She stated that she has lived within 1,000 feet of this property for over 40 years. They had a similar situation with the Chimney Corners property and worked out a deal with the North Stamford Association to help a commercial building fit in with the neighborhood. North Stamford voted to delay demo on this building by 6 months. She questioned whether the State EPB had weighed in on this and expressed concern with the pond. Mrs. Kahn commented that the site cannot contain maximum development and the current regulations were written to protect neighborhoods. The design presented is totally out of character with the neighborhood; it's massive and large. Commercial expansion has to be compatible with Zoning. The building may be older than the Assessor's card indicates and could be a historic building.

Mrs. Dell asked if they had the authority to get a delay of demolition on the building? Mrs. Kahn said yes, any citizen can request this for 6 months. The North Stamford Association voted unanimously to vote for the delay because of the lake on the plans.

Mrs. Kahn said she doesn't know how to deal with the septic system, size of the building and parking lot.

Mr. Tepper said considering the size of the building in relationship to the tenants, need to combine lots based on FAR of building. Thinks the building is too big for area.

Mrs. Dell asked for clarification if the Dr. office was upstairs and the retail art gallery was downstairs; She expressed concern about size and impact of the building.

Mr. D'Andrea said the first floor is under 5,000 sf footprint and they also have to deal with a slope. Art studio requires 19 spaces, upstairs dentist requires 11 spaces; we all know doesn't need that many spaces for Zoning. Water quality is a big issue; congruent to protected buffer area. The State is happy with the one curb cut.

Mrs. Fishman asked how many spaces are there now?

Attorney Leydon said they listened to the Board's comment, and are now asking for a month delay. The parking reduction isn't a bad thing.

Mr. Tepper said he was more concerned with the building and how it looks.

Mr. Williams said he concurred with the remarks about parking, was concerned about the character of the house in this neighborhood and the design of the building. The Board's concern is with transition and ways to transition this type of use into a residential neighborhood. There are ways to do this for example, using a more of a mansard roof line.

Mrs. Dell announced that further discussion on this application would be continued to a future date.

**ZBA Appl. 036-12 – Thomas Nero** requesting Front Yard a variances to construct a proposed 10'x18' mud and laundry room addition to an existing house located at 271 Guinea Road in a RA-2 zoning district.

Mrs. Fishman recused herself. Mr. Tepper was seated in her place. Mrs. Dell introduced the application.

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

**ZBA Appl. 037-12 – Ruggiero**, requesting a variance of Rear Yard setback to construct an addition to an existing commercial building located at 119 Research Drive in the M-L zoning district.

Mr. Tepper had a question about infill saying the neighboring properties were all commercial. Mrs. Dell commented she didn't see anyone having a problem with this. After further discussion, Mr. Totilo moved to recommend approval of the application. Mr. Williams seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Totilo, Williams and Fishman).

**ZBA Appl. 038-12 – Michael Delaney & Jamie Irene Foos Delaney** requesting Side Yard variances to construct a new three car garage addition to an existing single family home located at 389 Ocean Drive West in a R-20 zoning district.

Mrs. Dumais introduced the application and explained the request. After a brief discussion, Mrs. Fishman moved to recommend approval of the application. Mr. Quick seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Totilo, Williams and Fishman).

**ZBA Appl. 033-12 – Robert Mazza** requesting variances of Section 6 A and front yard setbacks to construct a pool in a front yard of a home located at 841 Riverbank Road in RA-2 zoning district.

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

***Planning Board Meeting Minutes:***

**Meeting of 5/22/12**

Mrs. Dell postponed approving these minutes until the next meeting on Tuesday, June 12, 2012.

***Old Business***

There was a brief discussion on status of the High Ridge /Long Ridge Roads Corridor Study. Mr. Dumais to email a copy of the Long Ridge/High Ridge Road Study update to the Board members for discussion at a future meeting.

***New Business***

Mr. Tepper announced SWRPA will hold its 50<sup>th</sup> Anniversary Party. There being no further business to discuss, Mrs. Dell adjourned the meeting at 9:00 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.