

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3760
TUESDAY, SEPTEMBER 18, 2012
7TH FLOOR LAND USE CONFERENCE AREA,
GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chairperson, Claire Fishman, Michael Totilo, Dudley Williams, Roger Quick, Jay Tepper and Zbigniew Naumowicz. Present for staff was Todd Dumais.

Mrs. Dell called the meeting to order at 7:05pm.

Regular Meeting

Master Plan Map Amendment:

MP 418 - 710A LONG RIDGE, LLC, to amend the Master Plan Map from Land Use Category 2 – Low Density Single-Family to Land Use Category 8 – Commercial Campus for approximately 6 acres of property located on the west side of Long Ridge Road known as Lot 20B Long Ridge Road.

Mr. Williams recused himself as he works for GE. Mrs. Dell seated alternate Jay Tepper.

Mr. Dumais provided the Board with a summary of the detail of the Application and the Public Hearing. Mr. Quick had a question about the area between Roxbury and the Merritt and commercial use and about Brighton Gardens and stated that he believed it was difficult to develop as a residential site.

Mrs. Fishman said the question is should we change current master plan. Mr. Quick said residents on Barncroft Road are concerned with tie in on open space. Mr. Totilo said looking at the aerial photo of Roxbury Road it all looks commercial.

Mrs. Dell said it looks commercial but they are not truly commercial buildings. She explained S.E. uses in a residential zone and said this may be why people have questions with the Master Plan. If the board turns this into a CAT8 than the building owners could change to commercial and you'd have commercial sprawl along Long Ridge. Then you add in the real estate offices across the street.

Mr. Totilo expressed concern about traffic. He also has a problem with a classroom scenario and operational maintenance. They need to look at the future and provide a maintenance plan. Mrs. Dell said that had no bearing on what the Board was considering. They are trying to determine if the parcel should be residential or commercial. Mr. Totilo added that this road is a hodge-podge of things and consistency would bring up the tax base.

Mr. Tepper expressed three concerns. Commercial creep, the zone change of commercial vs. residential and an amendment to the master plan in close proximity to completion of the 10-year re-do of the entire Master Plan.

Mrs. Fishman said she wants to hold the line and keep the composition of the road as is.

Mrs. Dell expressed a similar feeling. They are close to having a new consultant on line for the Master Plan and this is one area that needs to be addressed. The broader impact here needs to be studied. And, what should we do with the other side of the street. She recommended denying without prejudice pending a Master Plan update.

Mr. Quick added that eventually this will be commercial and he'd vote in favor.

Mr. Tepper moved to deny the application without prejudice until the Master Plan update. Mrs. Fishman seconded the motion which carried with a 3-2 vote (Dell, Fishman and Tepper opposed; Totilo and Quick in favor).

Zoning Board of Appeals Referrals:

ZBA Appl. 050-12 – Barry & Pamela Ronner requesting variances of front-yard setbacks to construct a second story addition to an existing home located at 41 Midland Avenue in a R-7-½ zoning district

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

ZBA Appl. 051-12 – Michael & Anne Gorski requesting variances of side-yard setbacks an addition to an existing home located 506 Old Long Ridge Road in RA-2 zoning district

Mr. Dumais described the application to the Board.

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

ZBA Appl. 052-12 – Robert & Linda Eder requesting side-yard setback variances to construct a new garage at an existing home located at 5 Wynnewood Lane in a RA-2 zoning district

Attorney Jacqueline Kaufman on behalf of the applicant described the application and explained that the property is on a corner undersized lot built in the mid-1980's (same time as comprehensive rezoning). She noted that there is an odd shape to the lot and distributed a handout to the Board highlighting the area of the proposed addition and showing the cabana will be connected to the house. They are adding an additional 580 sf to an existing garage.

Mr. Tepper said he'd like to see the side-yard setback in line with the cabana.

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

ZBA Appl. 054-12 – Monicka Burl-Gustave requesting a Special Exception for a garage, public located at 274 West Main Street in a C-B zoning district

Mr. Dumais described the application to the Board.

After a brief discussion, Mr. Williams moved to recommend denial of the variance. Mrs. Fishman seconded the motion which carried unanimously with the eligible members present voting to deny the application, 5-0 (Dell, Williams, Quick, Fishman and Totilo).

ZBA Appl. 056-12 – B&B Properties, LLC requesting a variance for rear-yard setback to construct an addition to an existing commercial building located at 42 Gleason Street in a M-G zoning district

The application was read into the record. Mr. Totilo recused himself and alternate Jay Tepper was seated. After a brief discussion, Mr. Tepper moved to recommend approval of

the variance. Mr. Williams seconded the motion which carried unanimously with the eligible members present voting to approve the application, 5-0 (Dell, Williams, Quick, Fishman and Tepper).

ZBA Appl. 057-12 – GR Capital, LLC. requesting variances of Section 7K to construct a new two-story commercial building located at 1086/0 Long Ridge Road in a CN zoning district

Mr. Dumais announced that this application was withdrawn for further analysis by the applicant after opposition from the North Stamford Association.

ZBA Appl. 058-12 – Delaney Irrevocable Qualified Personal Residence Trust requesting side-yard setback variances for a new addition at an existing home located at 389 Ocean Drive West in an R-20 zoning district.

Mr. Dumais briefly described the application to the Board. After a brief discussion, Mrs. Fishman moved to recommend approval of the variance. Mr. Totilo seconded the motion which carried unanimously with the eligible members present voting to approve the application, 5-0 (Dell, Williams, Quick, Fishman and Totilo).

Planning Board Meeting Minutes:

Meeting of 9/10/12 -Mr. Tepper moved to recommend approval of the minutes as submitted. Mr. Williams seconded the motion which carried unanimously with the eligible members present voting to approve the minutes, 4-0 (Dell, Williams, Quick and Tepper). Fishman and Totilo not voting.

There being no further business, Mrs. Dell adjourned the meeting at 8:45 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 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.