

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES # 3602
TUESDAY, JANUARY 25, 2011
7TH FLOOR LAND USE CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Claire Fishman, Roger Quick , Michael Totilo, Jay Tepper and Zbigniew Naumowicz. Present for staff were Todd Dumais and Norman Cole.

Regular Meeting

The secretary and acting-chair, Mrs. Claire Fishman, called the meeting to order at 7:30 pm.

Zoning Board Referral:

ZB Appl. 210-46 – Canaan Real Estate Investments, LLC and 1340 Washington Owner, LLC, Special Exception, Special Exception approvals pursuant to Article III, Section 7, Article III Section 9 and Article IV, Section 12 for a proposed 120 residential unit, mixed-used building with 166 parking spaces located in an R-H zone.

ZB Appl. 210-47 – Canaan Real Estate Investments, LLC and 1340 Washington Owner, LLC, text change to Amend Article III, Section 9-D-6-a to read as follows: “At least two-thirds of the total number of parking spaces provided for buildings constructed pursuant to Subsection 5.c of this Section shall be located below grade or enclosed within a building or screened from sensitive pedestrian level views to the satisfaction of the Board.”

Mr. Dumais briefly introduced the application. He explained that the Board about 4 years ago approved a similar development for this site located on Washington Boulevard, which for various reasons never went forward. Mr. Dumais stated that the applicant submitted a request to speak before the Board.

William Hennessey, attorney for the applicant, introduced himself and members of the development team. He explained that a previous developer secured approvals to build a much different project than this which began in 2005/06 but never made it past the site demolition and preparation phase. He then oriented to the Board to the location of the site using an aerial photograph and explained that this is an unusual site because it basically has street frontage on all four sides. Attorney Hennessey noted that the goal was to develop a predominately residential building using the BMR density with 13 onsite affordable units and a fractional BMR unit payment. He explained that this project was approved by the EPB last May because it had to be designed to be 1 foot above the 100 year flood levels.

Attorney Hennessey went on to describe the building as L-Shaped, with North Street being the vehicular access to the project and the building frontage along Washington Boulevard occupied by amenities and commercial office space.

After a short discussion, Mr. Tepper moved to recommend approval of ZB Application 210-46 Mr. Totilo seconded the motion and it carried unanimously with the eligible members present voting, 5-0 (Fishman, Totilo, Quick, Tepper, and Naumowicz)

Mr. Tepper moved to recommend approval of ZB Application 210-47. Mr. Naumowicz seconded the motion and it carried unanimously with the eligible members present voting, 5-0 (Fishman, Totilo, Quick, Tepper, and Naumowicz)

Zoning Board of Appeals Referral:

APPL. #087-10, Gaglio, requesting variances of Section 6 and Section 7 to permit the construction of a two-story detached accessory structure in RA-1 district for a property having an address of 75 Haviland Road.

Mr. Dumais introduced the application and explained that this was now the third time the Board has reviewed it. He explained that the first two times the Board had additional questions about the application and asked staff to do research and provide more information for deliberations. Mr. Dumais commented that due potential scheduling restrictions he invited the applicant's attorney Joseph Capalbo to speak to the Board regarding the details of the application.

Attorney Capalbo introduced himself to the Board and explained that the variance was to construct a second detached accessory structure with a second story and explained that the property is on an accessway lot with environmental restrictions. These hardships limit the potential location of the proposed garage to the area indicated on the survey. Mr. Tepper asked why other structures on his client's property were built on City property. Attorney Capalbo explained that his client was under the belief, based on incorrect information, that it was his property. To remedy this situation, Attorney Capalbo explained that his client has requested a property swap with the City. This process is separate of the variance process and not connected to the referral before the Board.

Mr. Tepper then asked why the second story on the accessory structure was needed. Attorney Capalbo answered his client is a hunter and needs extra space for his big game trophies. Mr. Quick asked if they would come back before the Planning Board for the lot line revision. Attorney Capalbo said yes.

After a short discussion, Mr. Quick moved to recommend approval of the ZBA application 087-10. Mr. Tepper seconded the motion and it carried unanimously with the eligible members present voting, 4-0 (Fishman, Quick, Tepper, Naumowicz, with Totilo recusing himself from vote and discussion).

There being no further business to discuss, Mrs. Fishman adjourned the meeting at 8:55 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 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.