

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES # 3722
TUESDAY, SEPTEMBER 6, 2011
4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT

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

MP 416 - 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. Dumais provided the Board with a summary of the application and the Public Hearing from the previous week.

Mr. Tepper stated that he has a difficult time with this application. The surrounding uses are in a residential zone allowed by special exception. The applicant seeks to leap-frog them and spread commercial down the road and believes that this is a dangerous precedent. He also noted that GE hasn't committed to occupy the building and that he does not believe that this is consistent with the Master Plan. Mr. Tepper also commented that the neighbors were overwhelming opposed to this application.

Mrs. Fishman commented that she was concerned with the large commercial building owned by the applicant further down the road and did not see the need for additional office space. She also noted the intense opposition.

Mr. Totilo said that he listened to all of the comments and drove the area at rush hour and doesn't believe that this area is viable for single-family zoning. Like most other development along the street this is set way back and won't be able to be seen from the street. He stated that he believes this change will bring the property into its current and best use and was in favor of the application.

Mr. Tepper added that he felt that this was the wrong process for this application.

Mrs. Dell stated that she also drove by the property and believes that this would set a strong negative precedent of the spreading of commercial uses along the Ridge Roads. She also said that GE is an issue and that something other than offices could go on this site and that changing this to commercial is not prudent at this time. Mrs. Dell added that the new Master Plan will be looking at situation such as this and that the applicant should wait until it is done to be advised to the future of the area.

Mr. Tepper moved disapproval of the Master Plan application. Mrs. Fishman seconded the motion and it carried with the eligible members present voting, 3-1 (Dell, Fishman and Tepper, with Totilo voting against disapproval).

Zoning Board Referral:

Application 211-23 – Special Exception - Procurement LLC, 826 High Ridge Rd request to permit the construction of a new two-story, 14,135 s.f. building containing 10 residential units, a child day care center use and a new two-story, 6,000 s.f. building containing 12 residential units and associated site improvements within a RM-1 zoning district.

Mr. John Leydon, attorney for the applicant presented the application. He explained the previous history of this application and how it received a denial by the Zoning Board on a 3-2 vote. Mrs. Dell asked why they were denied. Mr. Leydon answered concern about the day care use and it being quasi-commercial. He then went on to described that in this application a new building is proposed on the parcel in-between the daycare mixed use building and Nagi's store. This building would be 12 apartment units and described the architecture and provided the Board with the elevations and renderings. Mr. Leydon further explained that the proposal is over parked pre zoning and that there is a commitment for \$100 K towards a traffic light at Bradley Place.

Mrs. Dell asked that they consider putting in additional speed bumps to prevent the rear drive of the property from acting is a bypass. Mrs. Dell said that they did a good job of keeping the project looking residential and glad that they came in with a residential use on the middle parcel.

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

Zoning Board of Appeals Referrals:

APPL. #030-11, Jennifer Irwin, requesting a variances of front yard setbacks to construct a covered front porch on an existing single-family house located at 138 Knapp Street in a R-7½ Zoning District.

Mr. Dumais briefly described the requested variance. Mr. Williams 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, Williams, Fishman, Totilo and Quick).

APPL. #031-11, Adam & Melissa Barkin, requesting variances of Section 6A to allow existing accessory structures to remain in a front yard of a single-family home located at 12 Hedgebrook Lane, a.k.a. 0 Riverbank Road in a RA-1 Zoning District.

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

APPL. #032-11, Oliver Marti, requesting variances of Section 6A to allow proposed accessory structures to be located in a front yard of an existing single-family house located a 16 Knobloch Lane in a R-20 Zoning District.

Mr. Williams 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, Williams, Fishman, Totilo and Quick).

APPL. #033-11, Anel & Rosemary Montanez, requesting variances of Section 3.4 Building Regulations in a R-6 District to allow an existing single-family property to be converted to a two-family property located at 137 Wardwell Street in a R-6 Zoning District.

Mr. Quick moved to recommend approval of the variance with language that no paving is allowed in the front yard. Mr. Totilo seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Fishman, Totilo and Quick).

APPL. #036-11, Gary Miller, requesting a side yard setback variance to construct an addition to an existing home located at 592 Hope Street Unit 4 in RM-1 Zoning District.

Mr. Totilo moved to recommend denial of the variance due to a lack of approval from the condo association. Mr. Williams seconded the motion and it carried unanimously with the eligible members present voting, 5-0 (Dell, Williams, Fishman, Totilo and Quick).

APPL. #041-11, Manisha Patel, requesting variances of Table II, Appendix 'B', minimum size of plot, street frontage and lot area to subdivide an existing lot into two lots located at 126 Brook Run Lane in a R-10 zoning district. *(Discussion continued from 8-16-11 Meeting)*

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

APPL. #042-11, MDS Holdings, LLC, requesting variances to construct a 'monument style' sign and clock in front of the allowed setbacks for a property located at 86 Prospect Street in a C-L zoning district. *(Discussion continued from 8-16-11 Meeting)*

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

There being no further business to discuss, Mrs. Dell adjourned the meeting at 9:41 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.