

MINUTES OF PLANNING BOARD  
REGULAR MEETING & PUBLIC HEARING #3264  
TUESDAY, JULY 11, 2000  
4th FLOOR CAFETERIA, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; Marggie Laurie; Tim Abbazia; Helene Rheingold; John Garnjost; and Claire Fishman. Present for staff were: Robin Stein, Land Use Bureau Chief; and Carol Davis, Senior Planner.

Mr. Hill opened the public hearing at 7:40 PM.

Master Plan:

**MP-371 ADA, LLC; SHIRLEY COBLENTZ and FRANCES COBLENTZ** to amend the Master Plan from Land Use Category 1 - Residential, Single Family, Very Low Density to Land Use Category 2 - Residential, Single Family, Low Density for 4.594 acres on the east side of Newfield Avenue.

Mr. Stein announced that this application has been postponed to July 25, 2000.

Subdivision:

**Sub. Appl. #.3766 of Vincent F. and Mary K. Ferrara** for the subdivision of property into four parcels on the east side of High Ridge Road (#525).

Mr. Abbazia read the legal notice.

Attorney William Hennessey, representing the applicants, reviewed the application. He said that for many years there were other buildings in addition to the existing house on the property. He said a variance was issued August 11, 1999 for reduced frontage on all four lots. He submitted a copy of the Zoning Board of Appeals certificate and said that the appeal of that decision has been withdrawn.

Richard Redniss said the encroachment will be allowed to remain and should be made a condition of the approval. He said Mr. Stein has concerns that approval of the narrow accessway and common driveway may open a floodgate of similar applications. He demonstrated that there are only a very small number of sites in the R-10 zone where this could be an option. He submitted maps of the other sites and design alternatives for the subdivision. He said the Environmental Protection Board conditions were acceptable, but asked that review under condition #3 should be by staff rather than by the board.

Josephine Vezzetti spoke in opposition to the subdivision. She said she prefers the cul-de-sac since under the submitted plan the house on parcel B will obstruct her view.

Herb Sturman of 15 Lantern Circle expressed concern about setting a precedent.

Mr. Redniss addressed Mrs. Vezzetti's concern by showing that there had been a large barn on the property line and explaining that with the cul-de-sac a similar structure could be built five feet from the property line.

Mary Karen Ferrara explained that originally there were three barns on the property and that they came down about six years ago.

Mrs. Vezzetti said the barn was not blocking her view and asked for a high fence on the property line.

Donna Craig of 539 High Ridge Road asked about the setbacks and Mr. Redniss explained.

Mr. Hennessey said the applicant will be happy to build a fence.

There being no other speakers or questions from the Board, Mr. Hill declared the public hearing closed at 8:40 PM.

### **REGULAR MEETING**

Correspondence from Mayor Malloy regarding Pitney Bowes Agreement for Donation of 215 Washington Boulevard.

Mr. Stein said the Law Department has asked that this item be postponed.

Zoning Board of Appeals Referrals:

**ZBA - #084-00 Friendship Baptist Church of Stamford, Inc.** and  
**ZBA - #088-00 David F. and Azita Larocque**

were removed from the consent agenda at the request of Mr. Garnjost and Mrs. Laurie.

On a motion by Mr. Abbazia, seconded by Mrs. Fishman, the Board voted unanimously to approve the consent agenda as amended, Mrs. Fishman voted.

\*Consent Agenda

\***ZBA - #089-00 SJS, LLC** requesting a parking Variance and modification of Special Exception, dated July 11, 1984, for property at 1558 and 1560 Washington Boulevard in the R-MF Multi Family Residence District.

Due to reallocation of space in the existing building, with more office space and less warehouse space there is an increased need for parking. The parking area has been reconfigured to provide added spaces, but a minor variance is necessary to make all the parking spaces conforming.

A Special Exception issued in 1984 placed a restriction on the approval stating that the "Special Exception is valid only when used in conjunction with a social service agency such as Planned Parenthood, etc." The applicant requests removal of this restriction. Staff considers this to be a reasonable request and recommends approval.

**ZBA - #084-00 Friendship Baptist Church of Stamford, Inc.** requesting Special Exception and height Variance to construct a church as an accessory structure at 145 Lawn Avenue in the R-5 Multiple Family Residence District.

Mr. Stein explained that since this has become a designed district the Special Exception part of the application must go to the Zoning Board and the ZBA will vote on the variance. He recommended that the Planning Board look at the entire package so that when the Zoning Board sends its referral request it can be placed on the consent agenda.

On a motion by Mr. Garnjost, seconded by Mr. Abbazia, the Board voted unanimously to recommend approval of the Variance. Mrs. Rheingold voted.

**ZBA - #088-00 David F. and Azita Larocque** requesting Variances to expand an existing nonconforming structure at 223 Ocean Drive East in the R-10 Single Family Residence District. Requested Variances:

Mr. Stein explained that there is an extensive street right of way making setback variances necessary. He said the height variance will permit reconstruction of a turret to its original height. Mr. Garnjost expressed his concern about expanding a non conformity.

On a motion by Mr. Abbazia, seconded by Mrs. Fishman, the Board voted unanimously to recommend approval. Mrs. Fishman voted.

Zoning Board Referrals:

**Appl. 98-029 Jerry Effren** requesting Map Change from R-10 Single Family Residence District to R-D Designed Residential District to construct 14 single family detached units on Pepper Ridge Road.

Mr. Stein explained that the Board reviewed a subdivision for this property and that the subdivision was subsequently withdrawn. He said this plan shows greater setbacks than would be required in an R-10 subdivision and noted that all built R-D's have been very successful.

Leonard D'Andrea, representing Mr. Effren, reviewed the history of this application and showed a landscaping plan for the cluster development.

On a motion by Mr. Garnjost, seconded by Mrs. Laurie, the Board voted unanimously to recommend approval with Mrs. Rheingold voting.

**Appl. 20-011 Paul Interlandi** requesting a Special Exception under Section 7.3 to renovate a historic building at 35 Maple Tree Avenue.

Mr. Stein reviewed the proposal. He said he would prefer to remove the parking in front of the house and replace it with two car garages. There was discussion about the parking issue. Mrs. Laurie said any reduced parking would be detrimental to the neighborhood. Mr. Garnjost questioned the use of the historic special exception to gain bonus density. Mr. Hill said he does not want to abuse the historic regulations but that he does want more affordable housing.

On a motion by Mr. Abbazia, seconded by Mrs. Fishman, the Board voted unanimously to recommend approval with the caveat that the Zoning Board review the parking plan. Mrs. Fishman voted.

Old Business:

Correspondence from Claire Friedlander, Chair Zoning Board of Appeals, regarding Kindercare.

Mr. Stein showed the modified plans and said the Zoning Board of Appeals hearing has been continued. It was the consensus of the Board to reopen the discussion at the July 25 meeting and ask the applicant to explain the changes.

Mr. Stein said that the Northeast Utilities subdivision has been postponed again due to issues that are still unresolved.

New Business:

Master Plan - affordable housing element.

Mr. Stein said Master Plan 2000 touches a variety of issues but except for traffic it will not consider issues in depth. He said a major housing element is needed as well as a take charge entity for affordable housing. He explained that it was the consensus of the ad hoc housing group that a survey of housing be done by the Planning Board and that it become part of the Master Plan. He said normally it would fall to John Byrne's successor to take the lead but it is important to move ahead now.

There was discussion about how to proceed. Mr. Stein said a consultant would have to be hired and he anticipates a process similar to that used for the Master Plan. In answer to Mrs. Laurie, Mr. Stein said the consultants would determine the goal, the tools to accomplish the goal, targets, and the capacity of the non profits and the for profits. He also would like them to model potential sites in different neighborhoods. He estimated the cost to be about \$75,000. Mrs. Laurie wondered if the city would be better served by hiring staff to do the job.

Mr. Hill asked staff to come back with information about the appropriate role for the Planning Board and the scope of work. Mr. Abbazia said there should be some different scopes and suggested that the Planning Board adopt a strategy. Mr. Hill said that ultimately an implementation body is needed. He said he would appreciate community input.

Correspondence from Tom Hamilton.

It was agreed that Mr. Hill should meet with the administration and boards regarding this matter.

Mr. Garnjost asked when it would be appropriate to have the assistant superintendent of schools address the Planning Board about summer projects. It was agreed after July 25.

There being no other business the meeting was adjourned at 9:55 PM.

Respectfully submitted,  
Timothy Abbazia, Secretary  
Stamford Planning Board

Note: These proceedings were recorded on tape and are available for review during regular business hours.