

STAMFORD PLANNING BOARD  
REGULAR MEETING  
APPROVED MINUTES, TUESDAY, AUGUST 25, 2015  
4TH FLOOR CAFETERIA, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

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Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair, Claire Fishman, Roger Quick, Jay Tepper and Michael Totilo. Alternates: William Levin and Jennifer Godzeno. Absent: Zbigniew Naumowicz. Present for staff was: David W. Woods, Ph.D., AICP, Principal Planner, and Mani Poola, PE Traffic Engineer.

Ms. Dell, Chair called the meeting to order at 6:30 p.m., and introduced the members of the Board and announced Zbigniew Naumowicz was going to be absent. Ms. Dell introduced the first item.

**REQUEST FOR EXTENSION OF TIME TO FILE:**

**SUBDIVISION APPLICATION #4012 - G&T HIGH RIDGE ASSOCIATES, LLC:**

Request for a 90 Day Extension of Time to file Final Map. After a brief discussion, Mr. Tepper moved to recommend approval of this request and that this request is consistent with the 2015 Master Plan; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

**SUPPLEMENTAL CAPITAL APPROPRIATIONS:**

**1. Citywide Roadway Correction - Project #C5 C119** - Intersection improvements of Taylor Reed Place/Mapple Tree Avenue @ Courtland Avenue to improve traffic operation specifically truck turning to and from Courtland Avenue & Taylor Reed Place, with enhanced crosswalks, and pedestrian ramps & improve signal operation to improve safety. The City Carting's payment schedule is as follows: July 2015 - \$50,000; August 2015 - through April 2016 a monthly payment of \$16,000, and the final payment of \$6,000 in May 2016 to satisfy Zoning Board condition of approval of \$200,000 toward off-site improvements. After a brief discussion, Ms. Fishman moved to recommend approval of this request and that this request is consistent with the 2015 Master Plan; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

**Citywide Signals - Project #C5 6174 (\$100,000.00)** - Install a new traffic signal at the intersection of High Ridge Road @ Bradley Place. Mani Poola, PE City of Stamford Traffic Engineer made a brief presentation and answered the Board's questions. After a brief discussion, Mr. Quick moved to recommend approval of this request and that this request is consistent with the 2015 Master Plan; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

### **ZONING BOARD OF APPEALS REFERRALS:**

Given the fact that Mani Poola, PE City of Stamford Traffic Engineer was available to answer traffic related questions if appropriate, Mr. Tepper made a motion to move Agenda Item #8 to Agenda Item #1; Ms. Fishman seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

**1. ZBA Appl. #046-15 - Ahuja Holdings, LLC - 831 & 833 High Ridge Road:** Special Exception to build a single structure clinic (7,701 sq. ft.) with associated parking. Nicholas Ahuja, Manager of Ahuja Holdings and Attorney Glen Gavin made a presentation to the Board outlining their Special Exception application. After considerable discussion, Ms. Fishman moved to recommend that the ZBA deny without prejudice this Special Exception for the following reasons:

- a) The proposed (7,701 square foot) medical clinic is located in a R-10 residential district with single family homes on all sides, is excessive to the neighborhood. A general principle is for new sites in residential districts, a building's mass should taper to relate more closely to the character of the established neighborhood - with the suggestion that the applicant propose a building no larger than the existing size of the two residences or approximately the same square footage or approximately 5,000 to 6,000 square feet;
- b) Even though the applicant stated that they would agree to provide only 23 parking spaces in lieu of the 35 proposed, the Planning Board found that this too was excessive, especially if a building of 5,000 square feet would require only 15 parking spaces (3 parking spaces per 1,000 square feet);
- c) Dr. Ahuja should clarify whether he will continue with his medical office next door, as well as agree that this facility will never be an outpatient surgery center or a drug rehabilitation center;
- d) Provide more specific use of the building than the vague "medical clinic" - what exactly will the medical practices be proposed;
- e) The architecture needs to be consistent with the residential homes in the neighborhood rather than either "a commercial building on a residential lot," or a Western style "ranch house";
- f) The attic area needs better definition, will it be used for office space, or storage;
- g) The applicant brings forth their agreement to close the access to Donata Lane, provide a fair share payment of \$150,000 for the signalized intersection at High Ridge Road and Bradley Place, and install sidewalks along the eastern curb between Donata Lane and Tally Ho Lane at their cost and must comply with City Engineering Bureau's standards (3' wide snow shelf and at least 5' wide concrete sidewalk) and details as approved by the Engineering Bureau.

Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

2. **ZBA Appl. #042-15 - David Epprecht - 1442 Shippan Avenue:** The applicant wants to amend Table III; Appendix 3: Variance 2.4 of the Stamford Zoning Regulation R-10 District - Requesting (1) a front street setback of 22.7 feet in lieu of 40 feet required; and (2) a street centerline setback of 42.7 feet in lieu of the 65 feet required. After a brief discussion, Mr. Totilo moved to recommend approval of this request and that this request is consistent with the 2015 Master Plan; Mr. Quick seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).
3. **ZBA Appl. #044-15 - Barry Place Ventures - 23 Barry Place:** The applicant is requesting a three foot setback in lieu of the ten feet required for sign placement. Location of signs will be along the front yard of the building, near the street, at our east and west side entrance/exists. There will still be 13 feet of grass between the street curb and the signs. A total of two signs are affected. After a brief discussion, Mr. Totilo moved to recommend approval of this request and that this request is consistent with the 2015 Master Plan; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).
4. **ZBA Appl. #045-15 - Fabrizio & Barbara Zichichi - 214 Westover Road:** The applicant is requesting a variance of Section 6A - Accessory Buildings, of the Stamford Zoning Regulations to permit the construction of a 2 bay garage in what is considered to be the front yard. After a brief discussion, Ms. Fishman moved to recommend approval of this request and that this request is consistent with the 2015 Master Plan; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).
5. **ZBA Appl. #043-15 - Teresa Zelewska - 6 Andover Road:** The applicant wants to amend Table III; Appendix B - requesting (1) front streetline setback of 25.1 feet (on Andover Road); 25.5 feet (on Middlebury Street) in lieu of the 30 feet required; (2) front street centerline setback of 50.1 feet (on Andover Road); 50.5 feet (on Middlebury Street) in lieu of 55 feet required; and (3) a side setback of 4.4 feet in lieu of 6 feet required. After a brief discussion, Mr. Quick moved to recommend approval of this request and that this request is consistent with the 2015 Master Plan; Ms. Fishman seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).
6. **ZBA Appl. #048-15 - R&S Realty & Development, LLC - 198 Cold Spring Road:** The applicant wants to amend Section 7.1.D (Flood Prone Area Regulations, Provisions for Flood Hazard Reduction) to permit the existing dwelling to be as low as 8.4 feet below the Base Flood Elevation where 35.5 feet is required and as low as 9.4 feet below the Mean Elevation Standard where 36.5 feet is required. Jacqueline Kaufman, Attorney for the applicant has requested that the Board postpone discussing ZBA Appl. #048-15 until the September 1, 2015 meeting. The Board concurred.
7. **ZBA Appl. #047-15 - Rodrigo O. Joya - 501 Elm Street (Lot A):** The applicant wants to amend Table III; Appendix B - Requesting (1) front streetline setback of 13.8 feet in lieu of 15 feet required; and (2) requesting frontage of 46.75 feet in lieu of 50 feet required. After a brief discussion, Ms. Fishman moved to recommend approval of this request and that this request is consistent with the 2015 Master Plan; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

8. **ZBA Appl. #049-15 - Randall Mirque - 111 Four Brooks Road:** The applicant wants to amend Section 6-C to allow an accessory building to be 6.5 feet from the porch. After a brief discussion, the board moved to table this referral until the September 1, 2015 meeting to allow Dr. Woods to obtain clarification from Zoning Enforcement.

**PLANNING BOARD MEETING MINUTES:**

**Meeting of 8/11/15:** After a brief discussion, Mr. Quick moved to recommend approval of the Planning Board Minutes of August 11, 2015; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

**OLD BUSINESS:**

Dr. Woods briefly discussed the referral process for Davenport Landing (Boat Yard) and the Board tentatively set September 15, 2015 for its public meeting on this application.

**NEW BUSINESS:**

Next regularly scheduled Planning Board meeting is 9/1/15 - Public Hearings Re: Glenbrook and Springdale Master Plan Map Amendments.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:20 p.m.

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.