

MINUTES OF PLANNING BOARD REGULAR

MEETING #3482 TUESDAY, FEBRUARY 13, 2007,
7TH FLOOR CONFERENCE ROOM, GOVERNMENT
CENTER, 888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; John Garnjost; Claire Fishman; and Jay Tepper. Present for staff: Robert M. Stein, Jr., Land Use Bureau Chief.

The Chairman, Mr. Hill, opened the regular meeting at 7:30 PM.

Master Plan:

MP-392 Nine Sixty Nine Associates, Map amendment to change area from Land Use Category 2 (Residential Low Density Single Family) to Land Use Category 7 (Commercial—Arterial) located east of High Ridge Road and west of Turn of River Road. (969 High Ridge Road) The Board reviewed the comments from the prior public hearing. Mr. Stein reported that the applicant was willing to modify the request to allow a fifty foot strip along Turn of River Road to remain in the existing Master Plan classification and therefore protect that area from commercial development. He also stated that landscaping and buffering issues would be dwelt with at the time of Zoning Board action. Mr. Tepper moved to approve the Master Plan amendment as modified. Mrs. Fishman seconded the motion and it passed with the members present voting.

MP-393 Springdale Center Associates LP, Map amendment to change area from Land Use Category 2 (Residential Low Density Single Family) to Land Use Category 6 (Commercial Neighborhood Business) located to the rear of the Springdale Shopping Center (1094 Hope Street) The Board reviewed the comments from the public hearing. Mr. Garnjost moved to approve the Master Plan amendment. Mrs. Fishman seconded the motion and it passed with the members present voting.

Subdivision:

Subdivision Application #3951 Vineyard Development Associates LLC c/o Goitom Bellete, 3 lots located on south side Vineyard Lane (43 Vineyard Lane). The Board reviewed the testimony from the public hearing and the report from the EPB. Mr. Stein presented a list of suggested conditions. Mrs. Fishman moved to approve subject to the conditions. Mr. Garnjost seconded the motion and it passed with the members present voting.

Zoning Board of Appeals Referrals:

ZBA 011-07 Thomas Kolenberg variances of front, side and rear yards, coverage and expansion of a non-conforming use to allow a second story addition to a two-family dwelling at 73 Rippowam Rd. The Board members agreed that the number and extent of the variances requested were excessive. Mr. Hill added that the Board would consider a proposal with a more limited expansion. Mr. Tepper moved to recommend denial, due to the excessive nature of the request. Mrs. Fishman seconded the motion and it passed with the members present voting.

ZBA 012-07 Joseph Conte variance of coverage to allow additions to a dwelling at 74 Palmer Ave. The Board noted that the proposed addition was very small in size. Mr. Tepper moved to recommend approval. Mrs. Fishman seconded the motion and it passed with the members present voting.

ZBA 013-07 Robert Kolenberg variance of accessway lot requirements and modification of previously granted variance to add a second story over an existing garage at 97 Harvest Hill Lane. Mr. Stein noted that the Board had previously recommended approval. Mr. Garnjost moved to recommend approval. Mrs. Fishman seconded the motion and it passed with the members present voting.

Capital Budget and Capital Plan 2007/08-2014

The Board members discussed the testimony from the public hearing. It was agreed to recommend that the Historical Society request a supplemental appropriation to replace the boiler.

The Board agreed to add \$50,000 for the Arboretum for the visitor center in 2008/09 and \$250,000 for years 2009/10, 2010/2011, 2011/12 and 2012/13 for the new greenhouse.

The Board agreed to suggest that the Board of Education request a supplemental appropriation to replace the Unit Ventilation system at Turn of River Middle School with the \$500,000 in the recommended capital budget to be used for window and door replacement.

Regarding the Heliport request the Board agreed that a more appropriate site needed to be found before allocating funds.

The Board also agreed that a decision on a site for a police station was necessary prior to committing funds.

Regarding Spring Street, the Board members suggested that the project be reviewed to see if the improvements could be phased.

Mr. Garnjost moved to approve the capital budget as amended. Mrs. Fishman seconded the motion and it passed with the members present voting.

Old Business:

Mr. Hill prepared a letter in response to Mr. Toma's FOI comments, which the Board agreed to forward to Mr. Toma.

There being no additional business, the meeting was adjourned at 9:20 PM.

Respectfully Submitted,
Duane Hill, Chairman

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