

STAMFORD PLANNING BOARD PUBLIC HEARING &
REGULAR MEETING MINUTES #3484 TUESDAY,
MARCH 13, 2007, 7TH FLOOR CONFERENCE
ROOM 888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Duane Hill, Rose Marie Grosso, Theresa Dell, Claire Fishman and Jay Tepper. Staff members present were: Robin Stein and Todd Dumais.

Regular Meeting:

The Chairman, Mr. Duane Hill, opened the Regular Meeting at 7:30 PM.

Lease Agreements

Deputy Corporation Counsel, Sybil Richards, described, in detail, each of the lease agreements on the agenda and then fielded questions from the Board.

Lease between City and CTE, Inc. for premises at 34 Woodland Ave, Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously.

Sublease between City and CTE, Inc for portion of premises at 34 Woodland Ave, Mrs. Fishman moved to recommend approval. Mrs. Grosso seconded the motion and it was passed unanimously.

Lease between City and the Honorable Christopher Shays for office space at the Government Center, Mrs. Grosso moved to recommend approval. Mrs. Dell seconded the motion and it was passed unanimously.

Lease between City and Woodway Country Club, Inc. for 0.2 acres of City-owned land at Woodway Road, Mr. Tepper moved to recommend approval. Mrs. Grosso seconded the motion and it was passed unanimously.

Lease between City and Perkins Family Partnership, LLC for City leasing of 85 Magee Ave, Mrs. Grosso moved to recommend approval. Mrs. Fishman seconded the motion and it was passed unanimously.

Resolution approving Termination Agreement between City and Saturn of Stamford Inc. for property located on Magee Ave, Mrs. Dell moved to recommend approval. Mr. Tepper seconded the motion and it was passed unanimously.

Supplemental Request

Supplemental Request: Childcare Learning Center, Security Cameras, \$18,179, Mr. Robin Stein described the details of the supplemental request to the Board. The normal threshold for capital improvement projects is \$50,000, however, there is an exception for safety and security items, of which this request is classified. Mrs. Fishman moved to recommend approval. Mrs. Dell seconded the motion and it was passed unanimously.

Subdivision:

Subdivision Application #3956 of Frank Compolattaro, 2 parcels located at the E/side of High Ridge Road, opposite Diamond Crest Lane (1459 High Ridge Road.)

Mr. Dumais briefly reviewed the details of the application. A list of conditions of approval was presented to the Board, pending their decision on the application. Mr. Stein noted the need for the Board to make a separate vote on the condition for a waiver to allow the pavement width to be reduced to eighteen (18) feet and to allow a hammerhead design for the turnaround. Mr. Tepper moved to recommend approval for the waiver. Mrs. Grosso seconded the motion and it passed unanimously. Mr. Tepper moved to recommend approval for the application. Mrs. Dell seconded the motion and it passed unanimously with stipulated conditions.

Zoning Board Referral:

Appl. 207-09 Rich-Taubman Assoc, 230 Tresser Boulevard, Text change to amend Section 13, Paragraph H 10 regarding signage in the CC-N District.

Mr. Dumais described the details of the application for the Board. Attorney William J. Hennessey Jr., presented the application. Mr. Hennessey described the details of proposed text amendment. He presented the Board with elevations highlighting the proposed signage which would be authorized under the proposed text amendment. Several members of the Board expressed concerns that the proposed text amendment granted too much signage and flexibility and that it could ultimately lead to "billboards."

Mr. Dumais raised the issue that under current zoning regulations signage is not permitted on a parapet wall and recommended that the proposed text amendment include some language to address this problem. In addition, Mr. Stein suggested the need to set a cap on the signage and limit the transfer rights proposed under the text amendment.

The Board agreed that the language in the proposed text amendment needed to be reworked. They tabled action on the application until the next scheduled meeting.

Zoning Board of Appeals Referrals:

ZBA 025-07 Anne and Mitchel Katcher requesting variances of setbacks and coverage in order to reconstruct a dwelling at 128 Davenport Drive. Mr. Dumais described the details of the application to the Board. Mrs. Dell moved to recommend approval. Mrs. Fishman seconded the motion and it was passed unanimously.

ZBA 026-07 Gilbert Rendon requesting a variance of coverage in order to construct a rear entryway to a dwelling at 70 Sherman Street. Mr. Dumais described the details of the application to the Board. The Board questioned why the application needed to construct an exterior stairway to the second and third floor of a single family home. They tabled action on the application until their question was answered.

Old Business

Subdivision #3947, 51 Overbrook Drive. Request for an extension of time to file final map. Mrs. Dell moved to recommend approval for the extension. Mr. Tepper seconded the motion and it passed unanimously.

There being no further business or comments, the Chairman closed the meeting at 9:15 PM.

Respectfully Submitted,
Rose Marie Grosso, Secretary

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.