

STAMFORD PLANNING BOARD
SPECIAL MEETING MINUTES #3533
THURSDAY, NOVEMBER 13th, 2008
7TH FLOOR CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Duane Hill, Theresa Dell, Claire Fishman, Rose Marie Grosso, Jay Tepper and Michael Raduazzo. Present for staff was Robin Stein and Todd Dumais.

The Chairman, Mr. Duane Hill, called the meeting to order at 7:30 pm.

Lease Agreement between City & CTE Inc for 34 Woodland Ave. Located on Market Street. Mr. Stein described the lease agreement. He stated that there are new rules and the Board of Reps required the Board of Finance to act before they do. He added that the lease was for ten (10) dollars.

Mrs. Dell moved to recommend approval of the agreement. Mrs. Fishman seconded the motion and it passed with the regular members and Mr. Tepper voting, 5-0.

Lease Agreement between City & Antares Yale & Towne for Construction Staging on Property Mr. Stein described the terms of the lease agreement and summarized it as a six month lease for staging area for the construction work associated with the Urban Transitway.

Mr. Raduazzo moved to recommend approval of the agreement. Mrs. Fishman seconded the motion and it passed with the regular members and Mr. Raduazzo voting, 5-0.

Supplemental Capital Appropriation, Rogers School \$1,097,000 Mr. Stein stated that the Board was aware this request was coming and that it amounted to no net increase in appropriations.

Mr. Tepper moved to recommend approval of the appropriation. Mrs. Dell seconded the motion and it passed with the regular members and Mr. Tepper voting, 5-0.

Supplemental Capital Appropriation, FEMA Northeast/Stormwater, \$17,581.04 Mr. Stein explained that this appropriation was a reimbursement from FEMA to correct storm drainage.

Mr. Raduazzo moved to recommend approval of the appropriation. Mrs. Grosso seconded the motion and it passed with the regular members and Mr. Raduazzo voting, 5-0.

Zoning Board Referrals:

ZB 208-36, Highview Avenue Associates, LLC, special exception for Historic Bonus to construct two residential buildings at 172 Highview Avenue.

Mr. Stein briefly described the application to the Board, including its history before the Board as two previous Zoning Board of Appeals referrals. Mr. Raduazzo recused himself from the discussion on this application.

Mrs. Dell moved to recommend approval of the special exception application. Mrs. Fishman seconded the motion and it passed with the regular members and Mr. Tepper voting, 5-0.

Capital Budget Presentations FY 2009/10-2016:

Ferguson Library Mr. Ernest Abate Chairman of the Library board of Trustees described the budget request. He described the following projects:

- Harry Bennett roof repair and replacement
- Delivery van replacement
- Material control systems
- Digital video system
- South End Branch
- Digitization of local documents

The Board asked several questions about sources and amounts of private fundraising, the ability to complete the projects in phased sequences if required.

Zoning Board Referrals (cont.):

ZB 207-02 Chainani Associates Inc., text change to amend Article III, Section 9-AA, P-D Planned Development District standards.

Mr. Rick Redniss, land use consultant for the applicant, briefly addressed the concerns raised by the Board at the previous meeting during which this referral was first discussed. He stated that the unintended consequences are limited to four sites in the City and that he believes there are no negatives to this application. Mr. Tepper that it is a worthwhile project.

Mrs. Fishman moved to recommend approval of the text change. Mrs. Dell seconded the motion and it passed with the regular members and Mr. Raduazzo voting, 5-0.

ZB 207-01 Chainani Associates Inc., map amendment to change to P-D for property currently zoned C-N, C-L & R-MF bounded by Summer St., North St. & Franklin St.

Mrs. Grosso moved to recommend approval of the map change. Mr. Tepper seconded the motion and it passed with the regular members and Mr. Tepper voting, 5-0.

ZB 207-04 Chainani Associates Inc., Special exceptions in order to construct a residential building at 750-760 Summer St.

Mr. Raduazzo moved to recommend approval of the application. Mrs. Dell seconded the motion and it passed with the regular members and Mr. Raduazzo voting, 5-0.

Zoning Board of Appeals Referrals:

ZBA 081-08 – Stamford Baptist Church, request for a 5 year extension of previously approved use of the Church Facilities as a school for children for an existing Church located at 602 High Ridge Road.

Mr. Dumais gave a brief description of the proposed special exception request. Mrs. Dell moved to recommend approval of the request. Mr. Raduazzo seconded the motion and it passed with the regular members present and Mr. Raduazzo voting, 5-0.

ZBA 085-08 - Joseph Gabriele, variances of Table III, Appendix B, for side yards, total side yards and building area, lot coverage to allow a first and second story addition to an existing home located at 82 Turn of River Road.

Mr. Dumais gave a brief description of the requested variances. The Board expressed their concerns over the increased coverage and reduced side yard setbacks. Mrs. Dell stated that the requests were too excessive and she moved to recommend denial of the application. Mrs. Grosso seconded the motion and it carried with the regular members present and Mr. Raduazzo voting, 5-0

ZBA 086-08 – David Werner Bolotin, variances of Table IV, Appendix B, Section 7,K and Section 6.A for F.A.R., front yard setbacks, accessory structures to allow the construction of first floor addition and installation of a generator for a building located at 1110 East Main Street.

Mr. Dumais gave a brief description of the requested variances. Mrs. Dell moved to recommend approval of the application. Mrs. Fishman seconded the motion and it passed with the regular members present and Mr. Tepper voting, 5-0.

ZBA 087-08 Capucine Gooding, variances of Table III, Appendix B, for rear yard setbacks and building area, lot coverage to allow the construction of a covered patio and greenhouse addition for a property located at 200 Stamford Avenue.

Mr. Dumais gave a brief description of the requested variances. Mr. Raduazzo moved to recommend approval of the application. Mrs. Grosso seconded the motion and it passed with the regular members present and Mr. Raduazzo voting, 5-0.

Minutes for Approval:

Meeting Minutes of 9/23/08 were approved with Mr. Tepper moving approval, seconded by Mrs. Dell and passing unanimously with the regular members and Mr. Tepper voting, 5-0.

Meeting Minutes of 10/14/08 were approved with Mrs. Dell moving approval, seconded by Mr. Tepper and passing unanimously with Mr. Hill not voting and Mr. Tepper and Mr. Raduazzo voting, 5-0.

Meeting Minutes of 10/21/08 were approved with Mrs. Dell moving approval, seconded by Mrs. Fishman and passing unanimously with the regular members and Mr. Tepper voting, 5-0.

Old Business:

None

New Business:

Mr. Stein stated that next week's meeting would begin at 6:30 PM in the cafeteria and food would be served.

There being no further business, the meeting was adjourned at 9:00 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.