

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3537
TUESDAY, DECEMBER 16th, 2008
7TH FLOOR CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Duane Hill, Theresa Dell and Jay Tepper. Present for staff were Robin Stein and Todd Dumais.

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

Supplemental Capital Request

Citywide Vehicle Replace, \$84,400

Mr. Stein described the request to the Board. He explained that the money was part of a State of Connecticut grant for Clean Fuels and Fuel Efficiency and would be used to help purchase hybrid vehicle for various City Departments.

Mrs. Dell moved to recommend approval of the supplemental capital request. Mr. Tepper seconded the motion and it passed with the regular members present and Mr. Tepper voting, 3-0.

Zoning Board of Appeals Referrals:

ZBA 001-09 Newfield Swim Club Special Exception, to expand an existing enclosed porch and reconfigure existing interior space for the Newfield Swim Club located at 80 Redbird Road.

Mr. Dumais described the application to the Board. He explained that the Special Exception request is to accommodate interior renovations to an existing snack bar and to expand an existing enclosed porch. Mr. Dumais added that the site coverage would increase from 1.8% to 2% but was in conformance with all applicable zoning regulations.

Mr. Tepper moved to recommend approval of the application. Mrs. Dell seconded the motion and it passed with the regular members present and Mr. Tepper voting, 3-0.

ZBA 002-09, East Coast Towing, LTD seeking a used car dealership license to permit the repair of vehicles and storage of trucks for a business located at 86 Elmcroft Road.

Mr. Stein explained that the Planning Board typically does not vote on car dealership vehicle license applications; however, due to issues at the applicant's other property on Taff Street thought that the Board should review this request. Mr. Dumais added that the requested use is permitted in the zone and that no new structures were proposed. He stated that if the Board feels the license is appropriate it should recommend the ZBA condition its approval on the prohibition of on-street parking and required landscaped buffer areas. The members of the Board agreed and stated that its transmittal letter to the ZBA should contain the conditions Mr. Dumais recommended.

ZBA 003-09, Sharon C. Querro variance request to allow for the creation of an undersized lot in the R-7½ zone and rear yard setback to allow for the future subdivision of a parcel located at 54 Dubois Street.

Mr. Dumais described the application to the Board. He explained that the proposed request was not out of character with the neighborhood and stated that the seven adjacent properties to the west and three to the south of the applicant's property are all under 6000 s.f. of land area, smaller than the variance request. Mr. Dumais also noted the property to the rear would remain unaffected due to the large landscaped buffer area in-between its principle buildings and the applicant's proposed new house.

Mr. Tepper moved to recommend approval of the application. Mrs. Dell seconded the motion and it passed with the regular members present and Mr. Tepper voting, 3-0.

2009/10-2016 Capital Budget & Capital Program Review

Mr. Stein presented an interactive map which depicted in different layers and symbols the geographic distribution of Capital Budget projects throughout the City. He stated that this is something he has always wanted to do but was unable to until this year. Mr. Stein described the interactive map as a tool to be used by the Planning Board, explaining how each project has its own attribute data which can be called-up indicating various details about the projects. Mr. Stein then stated he just received the recommended Safe Debt Limit and reiterated the more projects the City has ready to go, the more likely the opportunity to receive Federal stimulus funding. He then went through the draft Budget highlighting the areas that were changed since the last meeting. Mr. Hill asked if a hearing date was set for the Budget. Mr. Stein answered Tuesday, February 3rd.

Old Business:

None

New Business:

Mr. Stein announced that the Board would meet next January 6th, 2009.

There being no further business, the meeting was adjourned at 8:20 PM.

Respectfully Submitted,
Duane Hill, Chairman

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.