

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES # 3519
TUESDAY, MARCH 25th, 2008
7TH FLOOR CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Claire Fishman, Duane Hill, Michael Raduazzo and Jay Tepper. Staff members present were Robin Stein and Todd Dumais.

Regular Meeting:

The Chairman, Mr. Duane Hill, opened the meeting at 6:30 PM.

Extension of Time Request:

Subdivision #3963

Mr. Tepper moved to grant the extension of time request. Mr. Raduazzo seconded the motion and it passed unanimously with those present voting.

Mayor's Proposed FY 2008/09 Capital Budget

Director of Administration Sandy Dennies and Director of Operations Ben Barnes described the reformatted project groupings in the Capital Budget. Mr. Tepper asked if the reformatted project groupings give the fiscal boards and an easier out to cut projects. Mrs. Dennies said that she observed an opposite reaction from the fiscal boards. Mr. Barnes stated that this is not being welcomed by the fiscal boards because they feel it takes some level of fiscal control away from them but added it offers much more flexibility with funding projects that are ready to go.

The Chairman, Mr. Hill, said that he understands the desire and need for more flexibility but from a practical point-of-view, he wondered if this complicated the Planning Board's planning process. Mr. Hill went on to say that there must be greater coordination between the fiscal boards prior to getting into the Capital Budget process and understands why they budget was reorganized like this. Mr. Hill also asked what will be the process for deciding what projects get funding.

Mr. Barnes stated that priorities for projects will be based on available funding and the state of readiness of the projects to move forwards. He added that he would be happy to make the prioritizations available to the Planning Board.

Land Use Bureau Operating Budget FY 2008/09

Mr. Stein reviewed the Land Use Operating budget with the Board. He explained the request for \$50,000 in contractual services for marketing and promotion of recycling and said that the Land Use Bureau was working closely with the solid waste to develop a program.

Mr. Stein also informed the Board that the Board of Finance requested an audit of the Kronos time card system for the Land Use Bureau.

Zoning Board Referral:

Appl. 208-03 Sandy Goldstein (DSSD), text change to amend Section 7.6 regarding the display of non-perishable items outside the building envelope in the Downtown.

Mrs. Sandy Goldstein of the DSSD described the application. She provided the Board with pictures of several properties throughout the downtown which displayed non-perishable goods in front of their stores. Mrs. Goldstein stated that this type of display changes the character of the neighborhood adversely impacting neighboring properties and that the proposed regulation would prevent that from happening.

Mr. Stein pointed out that in the Citywide Policies Report of the 2002 Master Plan, strategy D1.4 states; "Outdoor dining should be allowed always; and outdoor sales should be allowed on weekends – in both cases provided sufficient room is left for passersby..." Mr. Hill explained that it was not the intent of the Master Plan to promote seven-days-a-week exterior storage and sales display areas for non-perishable goods as displayed in the photographs presented.

The Board agreed that proposed request is generally consistent with the Master Plan and will help to enhance a pedestrian-friendly downtown environment.

Mr. Tepper moved to recommend approval of application **ZB 208-03**. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting.

Appl. 208-04 William Hennessey, Jr., text change to amend Section BBB.4c to permit building coverage to be increased to 55% under specific circumstances.

Mr. Stein briefly described the application.

Mrs. Amy Souchins, attorney for the applicant, further described the genesis of the text. She explained that specific to Palmer's Hill, this minor adjustment would allow the project including the porches, decks and patios to not exceed the impervious building area coverage.

Mr. Tepper moved to recommend approval of application **ZB 208-04**. Mrs. Fishman seconded the motion and it passed unanimously, 3-0, with the members present voting. Mr. Raduazzo excused himself from the vote.

New Business

Mr. Stein stated that the meeting scheduled for April 1st was no longer needed and the next meeting would be held on April 8th. Mr. Stein added that the Board of Finance asked the Planning Board to attend its meeting Monday, March 31st at 7 pm to discuss the Capital Budget.

There being no further business or comments, the Chairman adjourned the meeting at 7:50 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.