

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES # 3499
TUESDAY, SEPTEMBER 25th, 2007
4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Claire Fishman, John Garnjost, Rose Marie Grosso, Duane Hill, and Jay Tepper. Robin Stein was present for staff.

Public Hearing:

Subdivision Application #3964 of John Thurairaj, For subdivision of 2 properties into 4 parcels. The properties are located at the northwest corner of the intersection of Vine Road and Pamlynn Road; and at the north side of Vine Road, approximately 125'+/- from the intersection of Vine Road and Pamlynn Road; having addresses of 146 and 136 Vine Road, respectively.

The Chairman, Mr. Hill, opened the public hearing at 7:30 P.M. Mr. Mallozzi, P.E. presented the application. He said the proposed 4 lots conformed to zoning and would be served by city water and sewers. He said that the City Engineer had approved the drainage plan and that the EPB has not opposed the application. In response to a question from staff, he stated that they had not designated any open space but would have no objection to providing open space as required by the subdivision regulations. A number of neighbors spoke in opposition and presented a petition with 56 residents in opposition. Opposition centered on the concerns regarding over development of the parcel, the out of neighborhood character of the lots (size and frontage), lack of usable backyard open space, drainage and traffic. The accuracy of the maps submitted by the applicant was also questioned. A total of seven neighbors spoke in opposition.

Regular Meeting:

Presentation of New Voting System This item was tabled until next week.

Transfer of Old Town Hall to Old Town Hall Redevelopment Agency Mike Freimuth, Economic Development Director reviewed the status of the Old Town Hall and the complex ownership, tenancy and funding mechanisms to fully renovate and lease out the building. (Mr. Tepper recused himself and did not participate in the discussions relating to the Old Town Hall).

Mrs. Fishman moved to recommend approval of the transfer. Mr. Garnjost seconded the motion and it passed with the regular members voting.

Supplemental Capital Appropriations:

Town Clerk, Office Renovation, \$25,000: Lou Casolo, City Engineer, explained the request for design and engineering services. Mrs. Grosso moved to recommend approval. Mr. Garnjost seconded the motion and it passed with those present voting.

Operations, Old Town Hall Renovation, \$116,090: Mike Freimuth, Economic Development Director reviewed the status of the Old Town Hall and the complex ownership, tenancy and funding mechanisms to fully renovate and lease out the building. (Mr. Tepper recused himself and did not participate in the discussions relating to the Old Town Hall).). He added that these state reimbursed funds will leverage

additional funding for the project. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with those present voting.

Economic Development, Old Town Hall Tax Credits, \$1,936,000: Mike Freimuth, Economic Development Director reviewed the status of the Old Town Hall and the complex ownership, tenancy and funding mechanisms to fully renovate and lease out the building. (Mr. Tepper recused himself and did not participate in the discussions relating to the Old Town Hall. Mr. Garnjost moved to recommend approval. Mrs. Grosso seconded the motion and it passed with those present voting.

Capital Project Closeout Recommendations: Lou Casolo, City Engineer, reviewed the closeouts. The Board agreed not to object to any of the items on the list.

Termination of Lease between the City & Saturn:(Magee Ave.) Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with the regular members voting.

Zoning Board of Appeals Referral:

ZBA 086-07 City of Stamford, Old Town Hall, variances of flood Regulations & parking requirements to permit adaptive re-use in historic Old Town Hall. Mike Freimuth explained the parking and flood zone issues. He said that the City would lease spaces in the Bell Street garage. Mrs. Dell moved to recommend approval. Mrs. Fishman seconded the motion and it passed with the regular members voting.

Subdivision #3963, of Stillwater Partners LLC, & Spin Water LLC. For subdivision of property into 2 parcels. Property is located at the west side of West Avenue, Stillwater Avenue and the south side of Progress Drive; having an address of 300 Stillwater Avenue. Mr. Stein explained the subdivision and the recent Zoning Board action to approve the site plan. Mrs. Grosso moved to approve subject to conditions and reference to the Zoning Board action. Mrs. Fishman seconded the motion and it passed with the regular members voting.

The meeting was adjourned at 10:00 P.M.

There being no further business or comments, the meeting adjourned at 10:00 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.