

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3502
TUESDAY, OCTOBER 16th, 2007
7TH FLOOR CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Claire Fishman, John Garnjost, Rose Marie Grosso, 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.

Lease Agreement between City & St. Andrew's Episcopal Church for Operation of an Alternate High School at 1231 Washington Blvd.

Mr. Joe O'Callaghan described the lease agreement.

Mrs. Fishman moved to recommend approval of the agreement. Mrs. Grosso seconded the motion and it passed unanimously with the members present voting

Sublease Agreement between City and Yerwood Center for Operation of an Alternate High School at 90 Fairfield Ave.

Mr. Joe O'Callaghan described each the agreement. Several members of the Board followed with questions about each school's security, their curriculums and parking. Mr. O'Callaghan answered each question.

Mrs. Grosso moved to recommend approval of the agreement. Mrs. Dell seconded the motion and it passed unanimously with the members present voting

Zoning Board Referrals:

ZB 207-38 Urban Redevelopment Commission & F.D. Rich Co. Text amendments relating to increase in residential density, reduction in setbacks, modification of parking standards & modification of height limit in the CC-N District.

ZB 207-37 Urban Redevelopment Commission & F.D. Rich Co. Special exception to allow for construction of a mixed use building with 56 units at the corner of East Main Street and Greyrock Place.

Mr. Stein reviewed the history of the application and their previous appearances before the Board. He informed that Board that the applicant had intended to file to separate applications, one a 35 unit application and one a 56 unit application, however, the Zoning Board would only permit one to be filed at a time. Mr. Stein then reviewed some of the comments and questions raised in Norman Cole and Josh Lecar's staff reports. He then noted that if the Board decides to make a positive referral; that it include a caveat that the parking be examined extremely carefully.

Mr. Michael Cacace, attorney for the applicant, then presented the application to the Board. He began by addressing the comments and concerns of staff. He described in

detail both the unintended consequences and parking issues. The Board followed with a series of questions.

Mrs. Dell moved to recommend approval of application **ZB 207-38**. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting

Mrs. Dell moved to recommend approval of application **ZB 207-37**. Mrs. Grosso seconded the motion and it passed unanimously with the members present voting

Capital Budget Presentations FY 2008/09-2015:

Mayor's Office/Office of Administration—Housing: Mrs. Sandy Dennies, Director of Administration, presented the capital budget request. The Board followed with a short question and answer session.

Scofield Manor: Mrs. Maureen Greer, Administrator, presented the capital budget request. The Board followed with a short question and answer session.

Childcare Learning Center: Mrs. Sandy Testani, CEO, presented the capital budget request. The Board followed with a short question and answer session

Smith House: Mr. Allen Brown, Administrator, presented the capital budget request. The Board followed with a short question and answer session

Stamford Museum: Mrs. Melissa Mulrooney, presented the capital budget request. The Board followed with a short question and answer session

Short-Term Capital—Technology: Mr. Mike Pensiero, Director of IT, presented the capital budget request. The Board followed with a short question and answer session

Zoning Board of Appeals Referrals:

ZBA 082-07 Elizabieta Bobowicz Variance of coverage to construct laundry room addition to a multi-family dwelling at 20 Dolsen Place.

Mr. Dumais described the application to the Board. He noted that the property is currently nonconforming with respect to coverage and that its previous owner constructed a multi-level deck in the rear of the property without permits. Mr. Dumais then explained that the current owner began construction of a 37 square foot laundry room under the deck without the proper permits. He noted that this application does not actually increase coverage but is in reality an application to “legalize” the nonconforming situation on the property.

Mrs. Dell moved to recommend approval of the application. Mrs. Grosso seconded the motion and it passed unanimously with the members present voting.

ZBA 084-07 Getty Petroleum Corp. Special exception to convert service bays to a convenience store at 224 Magee Avenue.

Mr. Dumais described the application to the Board. He noted that this application would not eliminate the gas station on the site; rather it would eliminate the car repair facilities. Mr. Dumais explained that this is consistent with similar applications previously approved throughout the City.

Mrs. Dell moved to recommend approval of the application. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting

ZBA 085-07 Barry Esposito & Claudia Lubin-Esposito Variances of FAR, coverage & parking to construct an addition to a building at 2510 Bedford St.

Mr. Dumais described the application to the Board. He noted that site was previously a church and is currently nonconforming with respect to FAR and parking. He further explained the applicant's proposal to expand their office space with a 1,394 square feet addition.

Mrs. Fishman moved to recommend approval of the application. Mr. Garnjost seconded the motion and it passed unanimously with the members present voting

Old Business:

None

New Business:

The Board discussed the upcoming meeting schedule. Mr. Stein informed the Board that next week's meeting would start at 6pm and that there would be two scheduled meeting for the week of October 29th.

There being no further business or comments, the Chairman closed the meeting at 9:22 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.