

STAMFORD PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES, TUESDAY, FEBRUARY 10, 2015
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chair, Claire Fishman, Roger Quick, Jay Tepper and Michael Totilo. Absent: William Levin, and Zbigniew Naumowicz. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner. Also present for staff was Anthony Romano, Management Analyst, OPM

Ms. Dell, Chair called the meeting to order at 6:30 p.m., and introduced the members of the Board and announced that both Mr. Levin and Mr. Naumowicz would not make the meeting tonight. Ms. Dell requested a motion to move two items up in the agenda: 1) ZBA Appl. 01-15, and 2) approval of the minutes of the Planning Board meeting of February 3, 2015.

ZBA REFERRALS:

ZBA Appl. 01-15 305 Sundance Road, the applicant is requesting a variance of Table III, Appendix B for rear yard setback – Re-referred due to error in materials submitted. Ms. Dell read for the record that Dr. Woods discussed this ZBA application with Jim Lunney, Zoning Enforcement Officer, and his response was that the materials were confusing, what the applicant is trying to do is to place an extension in the rear at 22 feet in lieu of 30 feet required; and he totally agreed that their reasoning for a hardship was not a hardship, but that they were not professionals asking for this variance – the hardship is: this house is on an irregular lot, and if the lot was a more normal configuration then the applicant wouldn't need a variance. After considerable discussion with the Board, Mr. Totilo moved to recommend the ZBA approve **ZBA Appl. 01-15**, and this request is consistent with the 2015 Master Plan; Mr. Dell seconded the motion, and it passed by a vote of four (Dell, Fishman, Quick, and Totilo) for and one against (Tepper). For the record, Mr. Tepper's opposition was due only to his worry that the Planning Board would continue to set a wrong precedent by recommending approval on applications that their stated hardship was that the applicant "has a growing family" and "financially burdensome to not get a variance," otherwise he thought the request for a variance was consistent with the neighborhood (Section 19, 3.2 (2)).

PLANNING BOARD MEETING MINUTES:

Meeting of 2/3/15: After a brief discussion, Mr. Tepper moved to recommend approval of Planning Board Minutes of **February 3, 2015**; Ms. Fishman seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

DISCUSSION - CAPITAL BUDGET 2015-2016 & CAPITAL PLAN 2016-2022.

Ms. Dell opened the discussion of the Capital Budget 2015-16 and the Board proceeded to review the draft Capital Budget. When the Board came to the new item just introduced at the 2/3 Public Hearing: West Main Street Bridge Replacement – TCSP, the Board had a lengthy discussion on the need to request a public hearing on the bridge in which all parties would have advance notice on the proposed development, and whether it would be cost effective to rebuild the bridge as a pedestrian bridge mostly but able to accommodate emergency vehicles, including fire trucks. At the end of the discussion, the Board asked Dr. Woods to draft the submittal letter to be reviewed at the February 17th meeting.

Old Business

None

New Business

Ms. Dell announced that the Planning Board would have an upcoming public hearing on a new Police Headquarters that the Mayor's office would announce in the near future.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 9:30 p.m.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

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.