

STAMFORD PLANNING BOARD
REGULAR MEETING & PUBLIC HEARING
APPROVED MINUTES, TUESDAY, MARCH 24, 2015
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair, Claire Fishman, Roger Quick, and Jay Tepper. Alternates: William Levin. Absent: Jennifer Godzeno, Zbigniew Naumowicz, and Michael Totilo. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner.

Ms. Dell, Chair called the meeting to order at 6:30 p.m., and introduced the members of the Board who were present. Ms. Dell introduced the first item.

REQUEST FOR AUTHORIZATION:

Contract approval – KaBOOM! playground project: the contract outlines the terms of organizing the community build of a 2,500 sf playground donated to the City of Stamford in McKeithen Park by the a national non-profit organization: KaBOOM! Dr. Woods presented this request from the Mayor’s office to recommend authorization of this contract to accept this gift from KaBOOM! to build a 2,500 sf playground in McKeithen Park. After a short discussion, Mr. Tepper moved to recommended the authorization of signing the contract, and that this item is consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Mr. Levin seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Quick, and Tepper).

ZONING BOARD REFERRALS:

ZB Application #214-40 ANTHONY STRAZZA, Text Change, to amend Article III, Section 5D by adding a condition 5) that would permit placement of accessory structures used for farm purposes on parcels of 50 acres or more, used as farm land, to be located within the front yard, when meeting certain setback and height standards. At the applicant’s request, this item was pulled to request another amendment and will be referred back at a later date.

ZB Application #215-08 RICHARD REDNISS, Text Change, to amend Article 9-G-3 by adding general office as a permitted use, as-of-right in R-MF districts pursuant to Section 1-F and to modify Section 10-F to allow legally non-conforming office buildings existing prior to January 1, 1985 in the R-MF district as general office uses. Richard Redniss made an extensive presentation regarding the need for this text change to amend Article 9-G-3. After considerable discussion, Mr. Quick moved to recommend that the Zoning Board approve **ZONING BOARD APPLICATIONS #215-08** with the following suggested corrections to the text as presented: Define the term “General Office,” require at least a 10,000 square foot building, provide a reference to “Offices, Business & Professional,” allow to operate under normal business hours, and eliminate the discretion that Smaller buildings can request Zoning Enforcement Officer determination, and that this text amendment is consistent with the 2015 Master Plan; Ms. Fishman

seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Quick, and Tepper).

PLANNING BOARD MEETING MINUTES:

Meeting of 3/17/15: After a brief discussion, Ms. Fishman moved to recommend approval of Planning Board Minutes of March 17, 2015; Mr. Levin seconded the motion, and passed unanimously with eligible members present voting, 5-0 ((Dell, Fishman, Levin, Quick, and Tepper).

Old Business

Scope of Work for Consultant of the Boat Yard proposal. The Board members further discussed the proposed Schedule A of the consultant contract for a peer review of the Boatyard project, and came up with further suggestions.

New Business

Dr. Woods reminded and invited the Board to the upcoming West Side Transportation Study Public Meeting Next Wednesday, April 1st at Fairgate Community Center starting at 9:00 a.m.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:15 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.