

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3746
TUESDAY, APRIL 24, 2012
7TH FLOOR LAND USE CONFERENCE AREA,
GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Dudley Williams, Roger Quick, Michael Totilo, Claire Fishman, Jay Tepper and Zbigniew Naumowicz. Present for staff was Todd Dumais.

In lieu of Mrs. Dell's absence, Alternate Board Member Jay Tepper was seated as acting Chair. He opened the meeting at 7:00pm.

Zoning Board of Appeals Referrals:

ZBA Appl. 021-12 – Anthony Cologero requesting a variance of Front Street Centerline Setback in order to construct a second story addition on an existing home located at 9 Wallacks Drive in a R-10 zoning district.

Mr. Dumais briefly introduced the application. After a short discussion, Mrs. Fishman moved to recommend approval of the variance. Mr. Totilo seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Totilo, Williams, Quick, Fishman, and Tepper).

ZBA Appl. 022-12 – Milos Drienik, requesting variances of Front Yard Setbacks to construct a second story addition and front porch to an existing house located at 8 Crab Apple Place in a RA-1 zoning district.

Mr. Dumais briefly introduced the application. After a short discussion, Mr. Williams moved to recommend approval of the requested variances. Mr. Totilo seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Totilo, Williams, Quick, Fishman, and Tepper).

ZBA Appl. 023-12 – Gerald & Dorothy Lombardi requesting a variance of Table III, Appendix B, Frontage to allow an existing nonconforming lot located at 503 Elm Street in a R-MF district to be used for building purposes.

Mr. Dumais briefly introduced the application. After a short discussion, Mr. Quick moved to recommend approval of the requested variances. Mr. Williams seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Totilo, Williams, Quick, Fishman, and Tepper).

ZBA Appl. 024-12 – Jonathan & Georgina Rosenbaum requesting a variance of Table III, Appendix B, Frontage to allow an existing nonconforming lot located at 503 Elm Street in a R-MF district to be used for building purposes.

Mr. Dumais briefly introduced the application. After a short discussion, Mr. Williams moved to recommend approval of the variance. Mrs. Fishman seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Totilo, Williams, Quick, Fishman, and Tepper).

Planning Board Meeting Minutes:

Meeting of 4/9/12 – Mr. Williams moved approval of the meeting minutes. Mr. Quick seconded the motion and is passed unanimously with the eligible members present voting 3-0 (Williams, Quick and Tepper).

Meeting of 4/3/12 - Mr. Williams moved approval of the meeting minutes. Mr. Naumowicz seconded the motion and is passed unanimously with the eligible members present voting 3-0 (Williams, Naumowicz and Tepper).

Old Business

Subdivision #3955, 444 High Ridge Road, request pursuant to Section 3.9 of the Stamford Subdivision Regulations to grant a five year extension of time to complete all “work” as defined in C.G.S. §8-26c(b). The new date of completion would be May 25, 2017.

Mr. Dumais described the request. Several Board members asked questions regarding the current status of the project. Mr. Quick asked several questions regarding the amount the Bond to complete the work. Mr. Dumais provided the figures.

After a short discussion, Mrs. Fishman moved approval of the extension of time request, seconded by Mr. Totilo and passed unanimously with the eligible members present voting 5-0 (Tepper, Quick, Totilo, Fishman and Williams).

Subdivision #3986, 957 Rock Rimmon Road, request pursuant to Section 3.9 of the Stamford Subdivision Regulations to modify condition number 19 to grant an additional five year extension of time to complete all “work” as defined in C.G.S. §8-26c(b). The new date of completion would be September 13, 2017.

(Discussion on this item was tabled to the next scheduled meeting)

There being no further business to discuss, Mr. Tepper adjourned the meeting at 7:40 pm.

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.