

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3756
TUESDAY, AUGUST 14, 2012
7TH FLOOR LAND USE CONFERENCE AREA,
GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

Mrs. Dell called the meeting to order at 7:05pm

Regular Meeting

Zoning Board of Appeals Referrals:

ZBA Appl. 045-12 – Grover Perez requesting variances of Table III, Appendix B front yard setbacks to construct a proposed two story home located at 2853 High Ridge Road in a RA-2 zoning district.

Mr. Dumais introduced the application to the Board. After a brief discussion, Mr. Tepper moved to recommend approval of the variance with comments that the Zoning Board of Appeals carefully look at the slope of the proposed driveway. Mr. Naumowicz seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Totilo, Naumowicz, and Tepper).

ZBA Appl. 047-12 – Karol & Anna Zielinski requesting variances of Table III, Appendix B front yard setbacks to construct a proposed second story addition to an existing home located at 42 Uncas Road in a R-7½ zoning district.

Mr. Dumais introduced the application to the Board. After a brief discussion, Mr. Quick moved to recommend approval of the variance with comments that the applicant demonstrates the proposed plans meet zoning height requirements. Mr. Totilo seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Totilo, Fishman, Tepper).

ZBA Appl. 049-12 – Steven Randby requesting a variance of Section 6A to allow an accessory structure (pool) to be located in a front yard of an existing home located at 205 Lynam Road in a RA-1 zoning district.

Mr. Dumais introduced the application to the Board. After a brief discussion, Mrs. Fishman moved to recommend approval of the variance with comments that no other pool equipment or structures are approved as part of this application. Mr. Naumowicz seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Totilo, Naumowicz, and Fishman).

Public Hearing

Subdivision Application #4001 Alice Ryan, For subdivision of property into three (3) parcels. The property is located on the north side of Eden Road, (across from Eden Lane); having an address of 86 Eden Road. *(Continued from July 31, 2012)*

Mrs. Dell announced that this was a continuation from the 7/31/12 meeting. She explained that the record was left open to receive additional correspondence from the City Engineer. Mr. Dumais announced that when they left the record open to receive this information, no

one knew that the City Engineer would be away on vacation. As such, he had not produced the required documents. Mr. Dumais told the Board the City Engineer assured him he would produce a document prior to the Board's next meeting. The Applicant's agent John Ryan stated for the record that he was uncomfortable of being put in a position of having to potentially reposed to new comments with little or no time. Mr. Dumais informed the Board that they could leave the record open to receive both the Engineers comments and any potential response by the applicant.

There being no further discussion Mrs. Dell announce that the Public Hearing on application 4001 was closed but the record would be left open to receive the City Engineer's comments and a potential response from the Applicant's Engineer.

Regular Meeting

Planning Board Meeting Minutes:

Meeting of 6/28/12 – Discussion on these minutes was tabled to a future meeting date.

Meeting of 7/31/12 - Mr. Totilo moved approval of the meeting minutes as submitted. Mrs. Fishman seconded the motion and the passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo and Williams).

Meeting of 8/7/12 - Mr. Quick moved to add the minutes to the Agenda, seconded by Mr. Totilo and passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo and Williams). Mr. Tepper moved approval of the meeting minutes as amended. Mrs. Fishman seconded the motion and the passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo and Tepper).

Old Business

Mr. Quick brought up the issue of getting feedback on items referred to the Planning Board by other Board's. He also noted that the topic of the West Main Street Bridge may be an interesting Land Use topic and wondered if the Planning Board would be involved in discussions on it.

There being no further business, Mrs. Dell adjourned the meeting at 8:05 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.