

STAMFORD PLANNING BOARD
SPECIAL MEETING MINUTES #3759
MONDAY, SEPTEMBER 10, 2012
7TH FLOOR LAND USE CONFERENCE AREA,
GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

Mrs. Dell called the meeting to order at 5:05pm. Mrs. Dell seated alternates Tepper and Naumowicz for missing Board Members Fishman and Totilo.

Special Meeting

Zoning Board of Referral:

ZB Application 212-21 – Willie Wilson, 190 Stillwater Avenue, Special Exception

requesting Village Commercial District project approval, specifically a reduction of the parking standards including permitting parking within 10' of a street, within 3' of a property line and within 5' of a residential building and to permit parking spaces of 8.5' in width all associated with a proposed new six unit residential building in a VC zoning district

Mr. Dumais briefly described the application to the Board. He commented that this was the first application of substance in any Village Commercial district in the City. Mr. Dumais discussed several points raised in Staff's report and how the project, as a whole meets the requirements and intents of the V-C regulations and of the underlying Master Plan. Several Board members raised questions about the Traffic Engineer's requests and agreed that the Applicant should not be required to make off-site improvements.

After further discussion, Mr. Quick moved to recommend approval of the special exception application. Mr. Tepper seconded the motion which carried unanimously with the eligible members present voting, 5-0 (Dell, Williams, Quick, Tepper and Naumowicz).

New Business:

Charter Oak Communities Vidal Court Revitalization, request the Planning Board's written opinion regarding the redevelopment plan for Merrell Avenue and Stillwater Avenue phase of the Vidal Court revitalization consistency with the Master Plan.

Mr. Redniss presented the request to the Board. He explained that C.O.C. is in the process of the Vidal Court revitalization and that it was possible that they would need to exercise eminent domain powers. He further explained that due to state and charter requirements, the Planning Board must deem the project consistent with the Master Plan but that the Board was not opining on any actual eminent domain taking. Several members of the Board noted that this project had been before them on at least a half dozen times, and each time the Board found it consistent with the Master Plan.

After a brief discussion, Mr. Tepper moved to recommend approval of the redevelopment plan. Mr. Williams seconded the motion which carried unanimously with the eligible members present voting, 5-0 (Dell, Williams, Quick, Tepper and Naumowicz).

Old Business:

Subdivision Application #3896 New Dinamax LLC & Natalia Ulyanov, modification of Condition 19 of the subdivision approval, requesting an additional 5 years to complete all “work” as defined in CGS 8-26c(b).

After a brief discussion, Mr. Naumowicz moved to recommend modification of Condition 19. Mr. Williams seconded the motion which carried unanimously with the eligible members present voting, 5-0 (Dell, Williams, Quick, Tepper and Naumowicz).

Planning Board Meeting Minutes:

Meeting of 8/21/12

Mr. Tepper moved to approve the minutes as submitted. Mr. Quick seconded the motion which carried unanimously with the eligible members present voting, 5-0 (Dell, Williams, Quick, Tepper and Naumowicz).

Capital Budget:

Review of 2013-2014 Capital Budget Memo and Meeting Schedule. Mr. Dumais explained that the letter was drafted by OPM and it was the Board’s job to make any edits. The Board discussed resetting the joint public meeting schedule and questioned the need for pre-submittal meetings. In addition, several members of the Board asked for changes to the existing language in the letter and that the letter be from the Chair of the Planning Board. Mr. Dumais agreed to make the changes.

There being no further business, Mrs. Dell adjourned the meeting at 6:03 pm.

Respectfully Submitted,

Theresa Dell, Chair
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.