

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3577
TUESDAY, MARCH 9, 2010
7TH FLOOR LAND USE CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Duane Hill, Theresa Dell, Claire Fishman, and Jay Tepper. Present for staff were Robin Stein and Todd Dumais.

Regular Meeting

The chairman, Mr. Duane Hill, called the meeting to order at 7:30 pm. He then announced that there would be a change in order on the agenda and that the Board would take up item 2 (ZBA 013-10) and item 8 (ZBA 022-10) on the agenda first.

Zoning Board of Appeals Referrals:

ZBA 013-10 - Innis Arden Golf Club, Special Exception to permit the reconstruction of its maintenance facility and construction of a new environmental management building.

Michael Cacace, Attorney for the Applicant described the request to the Board. He stated that the project complies with all Zoning regulations and Master Plan. Mr. Cacace further explained that the application involves a 43 acre site and showed orientation photographs and that because of the topography, screening and location of work site, the new construction would not be visible from neighboring properties. He added that the applicant notified 130 surrounding property owners and received no objections. Mr. Cacace added that the project received a permit from the EPB.

Mr. Tepper asked why they need a special exception? Attorney Cacace said anything done on this site needs a special exception because it is in a R-10 zone.

Mr. Tepper asked that a condition be added specifying that all pesticides be stored inside the building.

Mr. Tepper moved to recommend approval of application 013-10. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting, 4-0 (Hill, Dell, Fishman, and Tepper).

ZBA 022-10 – Jewish Community Center, Special Exception to construct new outdoor activity areas at the existing Jewish Community center located at 1035 Newfield Avenue in the RA-1 zoning district.

Mrs. Dell pointed out that the numbering on the Agenda was incorrect and ZBA 022-10 and ZBA 021-10 were reversed.

Richard Redniss, Agent for the Applicant, explained why the application was submitted as to the ZBA. He explained the extent of the application and that they have letters of support from the surrounding neighbors.

Mrs. Dell moved to recommend approval of application 022-10. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting, 4-0 (Hill, Dell, Fishman, and Tepper).

Zoning Board Referrals:

Appl. 210-09 ZONING BOARD, City of Stamford, text change to amend Article III, Section 9-BB.5.f residential parking requirements.

Robin Stein introduced the application and Mr. Dumais described the application in detail to the Board. He explained that several neighborhood groups brought the issue of excessive paving and parking in front yards to the Zoning Board's attention and it is concerned that these actions have adversely impacted the character of residential neighborhoods, resulting in degraded visual quality, diminished pedestrian environment, and increases in storm water runoff and heat island impacts. Mr. Dumais explained that to address these concerns, six separate amendments of the Zoning Regulations are proposed to restrict the amount of pavement in front yards and to provide alternatives to parking in front yards, affecting property in the R-7.5, R-6, RM-1 and R-5 zoning districts and explained each amendment in detail.

Mrs. Dell suggested expanding the scope to include R-10 properties and Mr. Hill suggested tightening the definition of minimum required front yard.

Mr. Tepper moved to recommend approval of application ZB 210-10. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting, 4-0 (Hill, Dell, Fishman, and Tepper).

Zoning Board of Appeals Referrals:

ZBA 015-10 – Narindar Kumar, requesting a variance of Section 10A to allow an existing garage which does not meet setback requirements to be converted into retail space and requesting a variance of Section 12 parking requirements.

Mr. Dumais briefly described that application. Several members of the Board expressed concerns that the proposed request was too intense for the site and that parking would become a problem.

Mrs. Dell moved to recommend denial of application ZBA 015-10. Mr. Tepper seconded the motion and it carried unanimously with the members present voting, 4-0 (Hill, Dell, Fishman, and Tepper).

ZBA 016-10 - Bartlett Arboretum, Special Exception to allow the continued use of the property as a museum and arboretum and to demolish the existing education center building and construct a larger 1½ story building in its place for a property located in the RA-2 zoning district.

Mr. Dumais described the request. Mrs. Dell moved to recommend approval of application ZBA 016-10. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting, 4-0 (Hill, Dell, Fishman, and Tepper).

ZBA 017-10 - Roshan Jhunja, requesting a variance of Table III, Appendix B, residential density, to allow six dwelling units, in lieu five allowed, on a 17, 279 s.f. parcel in the R-5 zoning district.

Mr. Dumais briefly described the application and Mr. Stein noted that the Cove neighborhood has expressed concerns about the overdevelopment in the area. Several members of the Board expressed stated that the request was too intense for the parcel and that parking on Dean Street would be further stressed.

Mrs. Dell moved to recommend denial of application ZBA 017-10. Mr. Tepper seconded the motion and it carried unanimously with the members present voting, 4-0 (Hill, Dell, Fishman, and Tepper).

ZBA 003-10 – Giuseppe Catalano, requesting variances of Table III, Appendix B, Side Yard Setbacks in order to construct a second story addition on a nonconforming home located at 15 Cantwell Avenue in the R-7 ½ zoning district.

Mr. Dumais described the request. Mr. Tepper moved to recommend approval of application ZBA 003-10. Mrs. Dell seconded the motion and it passed unanimously with the members present voting, 4-0 (Hill, Dell, Fishman, and Tepper).

ZBA 020-10 – Hope Street Limited Partnership, Special Exception for the construction of a walk in cooler and reconfiguration of parking spaces at an existing auto service station located at 339 Hope Street in C-N zoning district..

Mr. Dumais described the request. Mrs. Fishman moved to recommend approval of application ZBA 020-10. Mrs. Dell seconded the motion and it passed unanimously with the members present voting, 4-0 (Hill, Dell, Fishman, and Tepper).

ZBA 021-10 – Betsy Levinson, requesting variances of Table III, Appendix B, Front Yard Setbacks and Building Area Coverage in order to construct a new deck on an existing single-family home located at 1 Ocean View Drive.

Mr. Dumais briefly described the application. Mrs. Fishman moved to recommend denial of application ZBA 021-10. Mr. Tepper seconded the motion and it carried unanimously with the members present voting, 4-0 (Hill, Dell, Fishman, and Tepper).

Discussion concerning the employment of an employee in the Land Use Bureau*

Mr. Tepper moved to add this item to the agenda, seconded by Mrs. Dell and carried unanimously, 4-0. (Hill, Dell, Fishman and Tepper).

The Board entered Executive Session at 8:40 pm. The executive session concluded and the Board resumed the regular meeting at 9:00pm.

Planning Board Meeting Minutes for Approval:

January 26, 2010 Mr. Tepper moved approval of the meeting minutes. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting, 4-0. (Hill, Dell, Fishman and Tepper)

February 4, 2010 Mr. Tepper moved approval of the meeting minutes. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting, 4-0. (Hill, Dell, Fishman and Tepper)

February 9, 2010 Mr. Tepper moved approval of the meeting minutes. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting, 4-0. (Hill, Dell, Fishman and Tepper)

February 23, 2010 Mr. Tepper moved approval of the meeting minutes. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting, 4-0. (Hill, Dell, Fishman and Tepper)

Old Business:

Mr. Hill reported on last night's Capital / Operating Budget meeting before the Board of Finance.

New Business:

There being no further business to discuss, Mr. Hill adjourned the meeting at 9:15 pm.

Respectfully Submitted,

Duane Hill, Chairman
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.