

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3581
TUESDAY, MAY 18, 2010
7TH FLOOR LAND USE CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Duane Hill, Theresa Dell, Claire Fishman, Michael Totilo and alternate Jay Tepper. Roger Quick was present but yet to be officially sworn into the position. 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.

Zoning Board Referrals:

Application 210-26 – Special Exception, HIGHVIEW AVENUE ASSOCIATES, LLC, requesting a Special Exception for Historic Bonus Density and building coverage increase in order to construct two (2) new residential dwellings with associated site improvements and renovation of an existing historic building for a total of three dwellings at 172 Highview Avenue.

Mr. Dumais explained that the applicant has requested to be heard at a future date.

Appl. 210-25 – Text Change, RMS HOTEL I, / WASHINGTON HOSPITALITY GROUP, LLC, to Amend Article III, Section 7.6 Architectural Review Design District, subsection D.7 signage standards.

Mr. Dumais briefly described the application and showed the Board Members colored illustrations of the proposed signage requested for the Zero Degree Hotel on Washington Blvd. He explained how the existing regulations prohibit this type of sign and how the proposed amendment would allow it.

Mrs. Dell asked which side of the building the sign would face. Mr. Dumais answered South.

After a short discussion, Mrs. Dell moved to recommend approval of Application 210-25. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting, 4-0 (Hill, Dell, Fishman and Totilo with Mr. Tepper and Mr. Quick eligible to vote).

Application 210-24 – Text Change, ZONING BOARD, Amend Article III, Section 7.1 Flood Prone Area Regulations.

Mr. Stein introduced the application and described the background to the regulations. He explained the regulations and how they are more stringent when compared to the existing Flood Prone Area Regulations. Mr. Stein explained that FEMA has produced new Flood Hazard maps and under Federal and State law have to adopt new Flood Regulations once the maps are effective. He then explained that Staff has drafted multiple regulations and sent them to FEMA and the State for review and approval.

Mr. Stein stated that if the Board wished to go into more detail on the specifics of each amendment they could do so at the June 1st meeting. Mrs. Dell asked if homeowner insurance will change and will more properties need to get it? Mr. Stein answered that

changing and approving the regulations will allow Stamford homeowners to maintain a 15% discount on Flood Insurance premiums. He also noted that changes in the Flood Maps could affect new properties and that it will affect new developments that are not in areas of tidal action.

Mr. Quick asked if there were any Capital planning projects that would be affected by this? Mr. Stein said yes, some of the work on Mill River Project.

Mrs. Fishman asked about impact on Southend development. Mr. Stein said they had started that project before the new regulations and therefore not impacted and are largely out of the area of these regulations due to the hurricane barrier.

Mrs. Fishman moved to recommend approval of Application 210-24. Mrs. Dell seconded the motion and it passed unanimously with the members present voting, 4-0 (Hill, Dell, Fishman and Totilo with Mr. Tepper and Mr. Quick eligible to vote).

Planning Board Meeting Minutes for Approval

Mrs. Dell moved approval of the minutes from the March 23, 2010 meeting. Mrs. Fishman seconded the motion and the minutes were approved unanimously with the members present voting, 4-0 (Hill, Dell, Fishman and Tepper with Mr. Totilo and Mr. Quick not voting).

Mrs. Dell moved approval of the minutes from the April 20, 2010 meeting. Mrs. Fishman seconded the motion and the minutes were approved unanimously with the members present voting, 4-0 (Hill, Dell, Fishman and Tepper with Mr. Totilo and Mr. Quick not voting).

Old Business:

Subdivision #3896, 957 Rock Rimmon Road, request an extension until June 10, 2015 to complete all "work" as said term is used in CGS 8-26(b).

Mr. Stein explained that this application would not be discussed at this time.

New Business:

Mr. Hill welcomed the two new Planning Board members and asked them to give the other Board Members an overview of their backgrounds, experience and interest in the Board. Mr. Roger Quick and Mr. Michael Totilo each described their respective backgrounds and interests in working on the Board.

Mr. Stein announced that the next meeting date would be next week, Tuesday, May 25, 2010 and that the Board would also probably need to hold a meeting on June 1, 2010.

There being no further business to discuss, Mr. Hill adjourned the meeting at 8:08 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.