

STAMFORD PLANNING BOARD  
REGULAR MEETING MINUTES # 3589  
TUESDAY, SEPTEMBER 14, 2010  
7<sup>TH</sup> FLOOR LAND USE CONFERENCE AREA  
888 WASHINGTON BLVD., STAMFORD, CT

---

Stamford Planning Board Members present were: Theresa Dell, Claire Fishman, Roger Quick, Jay Tepper and Zbigniew Naumowicz. Present for staff was Robin Stein.

***Regular Meeting***

The Chair, Mrs. Theresa Dell, called the meeting to order at 7:30 p.m.

**Proposed Lease Agreement between the City and the Yerwood Center** Deputy Corporation Counsel Sybil Richards presented both the Yerwood Center and the St. Andrew's Episcopal Church lease agreements. After a short discussion, Mr. Tepper moved to approve the lease. Mrs. Fishman seconded the motion, and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Naumowicz).

**Proposed Lease Agreement between the City and St. Andrew's Episcopal Church** After a short discussion, Mr. Quick moved to approve the lease. Mr. Tepper seconded the motion, and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Naumowicz).

**APPL. 210-32, GDP Amendment, Yale & Towne SPR, LLC**, Amend previously approved General Development Plan, including the reallocation of residential units and reduction in retail square footage within the Yale and Towne development site.

John Freeman, Senior Vice President and General Counsel for Building Land and Technology, presented. He reported that the Mill Building is 80% leased. The Planning Board members requested a tour of the site.

After a short discussion, Mr. Tepper moved to approve the amendments to the General Development Plan. Mrs. Fishman seconded the motion, and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Naumowicz).

**APPL. 056-10, Pachwicewicz**, requesting variances of Table III, Appendix B, side yard setbacks and building coverage to permit a new addition on a single-family home located at 23 Marian Street.

After a short discussion, Mr. Quick moved to approve the application. Mr. Naumowicz seconded the motion, and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Naumowicz).

**APPL. 057-10, McREC McDonald's Real Estate Company**, requesting variances of Section 10, Non-conforming Uses and Section 12 Parking to permit an addition to an existing McDonald's Restaurant located at 1103 East Main Street.

After a short discussion, Mr. Tepper moved to approve the application. Mrs. Fishman seconded the motion, and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Naumowicz).

**APPL. 058-10, Gil Orbach & Shani Cohen**, requesting variances of Table III, Appendix B, side yard setbacks and building coverage to permit a new addition on a single-family home located at 64 Holbrook Drive.

After a short discussion, Mrs. Fishman moved to approve the application. Mr. Quick seconded the motion, and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Naumowicz).

**APPL. 062-10, Waterside Power, LLC**, requesting Special Exception approval to construct a new 1,344 s.f. office trailer at a peaking electric generation facility located at 17 Amelia Place.

Jacqueline Olschan, Attorney for Sandak Hennessey & Greco, presented.

Following a discussion, Mr. Quick moved to approve the application. Mr. Naumowicz seconded the motion, and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Naumowicz).

**APPL. 066-10, The Stamford Meeting Hall, Inc.**, requesting variances to allow air conditioning units to remain in a front yard; to allow a required landscaped buffer to be reduced in width and a Special Exception allow an existing church to expand its parking; build a new handicapped ramp; and front entry. The church is located a 770 West Hill Road.

After a short discussion, Mr. Tepper moved to approve the application. Mrs. Fishman seconded the motion, and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Naumowicz).

***Planning Board Meeting Minutes for Approval:***

- Meeting of 5/25/10
- Meeting of 7/27/10
- Meeting of 8/31/10

The minutes were unanimously approved by the Board.

There being no further business to discuss, Mrs. Dell adjourned the meeting at 9:00 p.m.

Respectfully Submitted,

Theresa Dell, Chairman  
Stamford Planning Board

**Note:** These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7<sup>th</sup> floor of Government Center, 888 Washington Boulevard, during regular business hours.