

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3551
TUESDAY, MAY 26th, 2009
7TH FLOOR CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Duane Hill, Theresa Dell, Claire Fishman, Rose Marie Grosso, Jay Tepper and Michael Raduazzo. 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.

Supplemental Capital Project Appropriation Requests:

Stamford Urban Transitway – Integration of an Intelligent Transportation System (ITS) for \$420,000.

Mr. Stein introduced the request. Mrs. Anne Brown, project manager for the Stamford Urban Transitway described each of the three supplemental capital requests. She explained that the requests will be used for GPS locators in buses which will send signals back to the station and give real time data that will allow buses to have priority signals and will also provided for real time signage off of 95 which will indicate how many spaces are available in the parking garages. Mr. Tepper asked if the signage was operated by a person. Mrs. Brown answered that it was automated.

Mrs. Grosso moved to recommend approval of supplemental capital project request. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting, 5-0. (Hill, Dell, Fishman, Grosso, and Tepper)

Stamford Urban Transitway - Integration of an Intelligent Transportation System (ITS) for \$1,680,000. (Grant Funded)

Mrs. Grosso moved to recommend approval of supplemental capital project request. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting, 5-0. (Hill, Dell, Fishman, Grosso, and Tepper)

Stamford Urban Transitway - Additional Funding for Construction from the American Recovery and Reinvestment Act \$2,800,000.

Mrs. Grosso moved to recommend approval of supplemental capital project request. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting, 5-0. (Hill, Dell, Fishman, Grosso, and Tepper)

Subdivision:

Application#3988 Mohammad S. Khan for subdivision of property into 2 parcels. The property is located on the south side of Peak Street and the north side of Derry Street, having an address of 30 Peak Street.

(Discussion on this application was tabled to a future date)

Zoning Board Referrals:

209-13 Charter Oak Communities, 26 Palmers Hill Road, requesting Special Exception approval to utilize the standards set forth in Section 7-R to construct a 77 unit mixed income community.

Mr. Stein introduced the application. He explained that this was another part of the Vidal Court revitalization, which was the last of the large monolithic housing projects, and was replacing it with a mixed income community.

Mr. Richard Redniss, land use planner for the applicant, further described the project. He explained the project seeks to reduce density, increase open space, increase the amount of parking and provide for a mix of market rate units. Mr. Redniss noted that the existing Palmer's Hill site has a higher traffic volume rate than the proposed housing development. He then showed sample architectural and site plan images to the Board.

Mrs. Dell asked if there was going to be any screening to the rear on Palmer's Hill Road. Mr. Redniss answered that the existing mature sycamores would be preserved.

Mr. Tepper asked if traffic on Connecticut Avenue would be an issue? Mr. Redniss answered for the most part no.

Mr. Hill asked Mr. Redniss to review the section 7-R standards for which the special exception would be granted. Mr. Redniss described the standards and stated that this project meets or exceed all the requirements.

Mr. Stein asked how residents, especially children will get to Leone Park. Mr. Redniss answered the question. Mr. Stein added that Charter Oak Communities should consider the importance of Leone Park and access to and maintenance of it.

Mrs. Grosso moved to recommend approval of the application. Mrs. Dell seconded the motion and it passed unanimously with the members present voting, 5-0. (Hill, Dell, Fishman, Grosso, and Raduazzo)

Zoning Board of Appeals Referrals:

ZBA 033-09, Lisa Pampena, requesting variances of rear yard setback and building coverage to construct a single-story addition to an existing home located at 68 Lewelyn Road.

Mr. Dumais briefly described the application. Mrs. Dell moved to recommend approval of the application. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting, 5-0. (Hill, Dell, Fishman, Grosso, and Tepper)

ZBA 035-09, Aquarion Water Co., requesting a variance for building coverage to construct a wireless telecommunications facility including service antenna, equipment shelter and propane tank located at 77 Blachley Road.

Mr. Dumais briefly described the application. Mrs. Dell moved to recommend approval of the application. Mr. Raduazzo seconded the motion and it passed unanimously with the members present voting, 5-0. (Hill, Dell, Fishman, Grosso, and Raduazzo)

ZBA 036-09, Little Workers of the Sacred Hearts of Jesus & Mary, Inc. requesting Special Exception approval to construct a new play room addition to be used as part of a Child Day Care Center located at 117 Hope Street.

Jackie Olschan, attorney for the applicant described the request. She explained the existing conditions on the site and the use of the proposed porch room enclosure. After a short discussion, Mrs. Fishman moved to recommend approval of the application. Mrs.

Grosso seconded the motion and it passed unanimously with the members present voting, 5-0. (Hill, Dell, Fishman, Grosso, and Tepper)

Approval of Meeting Minutes:

May 12th, 2009 Mr. Raduazzo moved to approve the 5/12/09 meeting minutes. Mrs. Dell seconded the motion and it passed unanimously with the members present voting, 5-0. (Hill, Dell, Grosso, Fishman, and Raduazzo)

Old Business

None

New Business

None

There being no further business to discuss, Mr. Hill adjourned the meeting at 8:20 pm.

Respectfully Submitted,
Duane Hill, Chairman

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.