

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES # 3520
TUESDAY, APRIL 8th, 2008
7TH FLOOR CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Duane Hill, Michael Raduazzo and Jay Tepper. Staff members present were Robin Stein and Todd Dumais.

Regular Meeting:

The Chairman, Mr. Duane Hill, opened the meeting at 7:30 PM.

Lease Agreement between City & Saturn of White Plains for Saturn's use of portions of City-owned garages

Director of Operations Ben Barnes described the details of the lease agreement. He stated that now is a good time to move the lease space from the Bell Street Garage to the Bedford Street Garage. Mr. Barnes added that by July 1st all 120 spaces will be moved into the Bedford Street Garage with Saturn occupying the roof level.

Mr. Tepper moved to recommend approval of the lease agreement. Mrs. Dell seconded the motion and it passed unanimously with the members present voting.

Supplemental Capital Appropriation, Old Town Hall, \$1,310,000

Director of Operations Ben Barnes described the details of the supplemental appropriation. He stated that the item was inadvertently left out of the Capital Budget and that the money is needed to ensure sufficient capital is in place to move the project forward.

Mrs. Dell moved to recommend approval of the supplemental capital appropriation. Mrs. Raduazzo seconded the motion and it passed unanimously with the members present voting.

Harbor Point Infrastructure Improvement District Interlocal Agreement

Director of Operations Ben Barnes described the details of the agreement. He provided the Board with a summary sheet of the Interlocal Agreement highlighting the parties involved; a brief description of the project; the three separate agreements; the District financing; the revenues to the City and jobs creation; the method of transfer of property tax increment from City to the District; the District improvements; the services to be provided by the District to the City; the services to be provided by the City to the District; the approval process; and the additional safeguards for the City and bond holders.

Mr. Hill asked if the service costs were operational or capital. Mr. Barnes answered that there were no significant capital improvements associated with the project's costs.

Mr. Tepper asked for a clarification of the boundary of the District. Mr. John Freeman, attorney for Antares, displayed a map which outlined the extent of the District.

Mr. Stein questioned if the parks are built by the developer and maintained by the District, who will own them. Mr. Freeman answered: the District, but the City has the option after 30 years to take possession of them.

Zoning Board Referral:

ZB 207-57 Stacey Leydon, to permit convenience stores within auto service stations in the C-N District.

Mr. Stein briefly introduced the application, explaining that the current standards set forth in Section 11-C permit gasoline filling stations / convenience stores by way of Special Exception from the Zoning Board of Appeals in all Commercial and Manufacturing districts except the C-N. He further stated that gasoline filling stations are permitted by special exception in the C-N district and convenience stores are permitted as of right uses in the C-N district.

Mr. John Leydon, attorney for the applicant, presented the application to the Board. He stated that past history has shown that when operated properly, convenience store / gas stations are an amenity. Mr. Leydon further explained the details of the proposed text change.

Mr. Tepper moved to recommend approval of application **ZB 207-53**. Mr. Raduazzo seconded the motion and it passed unanimously with the members present voting.

Mr. Thomas Lombardo, President of the North Stamford Association, requested to speak. He asked since the Board had already voted if they would be able to revoke after hearing neighborhood concerns. Mr. Lombardo went on to say that the greater activity, longer hours of convenience store / gas stations are not desirable and cause potential traffic and crime concerns. He asked the Board exclude North Stamford from the CN text change.

Mr. Hill addressed Mr. Lombardo by explaining that he did not know there was anyone wishing to speak but there were no requirements for the Board to receive public comment. Mr. Hill did noted that there were additional comments received that should be taken into consideration by the Zoning Board.

The Board expressed concerns and did not think it appropriate to exclude a portion of the CN district. Mr. Hill commented that they would forward the concerns of the public to the Zoning Board via their referral letter.

Zoning Board of Appeals Referrals:

ZBA 018-08 Rocky Prozano, special exception to permit a Group Day Care at 26 Merriman Rd.

Mr. Dumais explained that the applicant currently operates a Family Day Care Center and is seeking to upgrade to a Group Day Care Center, resulting in a maximum of 6 additional children on the site

Mrs. Dell moved to recommend approval of application **ZBA 018-08**. Mr. Raduazzo seconded the motion and it passed unanimously with the members present voting.

ZBA 019-08 Zion Evangelical Lutheran Church, variance of sign regulations at 128 Glenbrook Road.

Mr. Dumais explained that the applicant is seeking to nearly quadruple the allowable signage. He further added that similar previous variances were granted for approximately half the size of this request.

Mrs. Dell moved to recommend denial of the application. Mr. Raduazzo seconded the motion and it carried unanimously with the members present voting.

Old Business

Mr. Stein updated the Board about the status of the Land Use operating budget and the capital budget.

New Business

None.

There being no further business or comments, the Chairman adjourned the meeting at 8:55 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.