

STAMFORD PLANNING BOARD
PUBLIC HEARING & REGULAR MEETING MINUTES # 3534
TUESDAY, NOVEMBER 18th, 2008
4TH FLOOR CAFETERIA
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. Robin Stein was present for staff.

The Chairman, Mr. Duane Hill, called the meeting to order at 6:30 pm.

The Board agreed to re-approve the Rogers School supplemental request under a new title relating to the utilization of modular units. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with the regular members and Mr. Tepper voting.

The Board then heard a presentation by Al Barbarotta, Bill Dunn and Mike Pensiero regarding the Board of Education capital budget request. The Board also agreed that funds from the existing code compliance account could be used for the building audit project (Mrs. Dell moved, Mrs. Fishman seconded and motion approved with regular members and Mr. Raduazzo voting.

The Chairman, Mr. Hill, opened the public hearing at 7:30 PM. He determined that staff should address and present the two Master Plan amendments concurrently.

MP-399 City of Stamford Planning Board. To amend a portion of the Master Plan Map from Master Plan Land Use Category (15) Industrial – General and (2) Residential Low Density Single-Family to Proposed Master Plan Land Use Category 6 Commercial – Neighborhood Business. The proposed Master Plan Map change is comprised of portion of the southeasterly half of Fahey Street; a portion of the westerly half of the Metro North Railroad right-of-way; and lands known as 11 Fahey Street and a portion of land known as 920 Hope Street.

MP-400 City of Stamford Planning Board Text Change. To amend the definition of Commercial – Neighborhood in the Master Plan by adding the following phrase to the end of the definition paragraph: *except for development located within referenced “village centers”*.

Mr. Stein read the staff report and presented the significant aspects of the proposed master plan changes and village commercial district.

Several members of the public spoke in favor of the applications including Marilyn Trefry, President of the Springdale Association and the owner of 11 Fahey Street, one of the properties affected by the proposed master plan amendment. Three people spoke, expressing concerns over the proposed master plan change on Hope Street and its potential impacts on the neighborhood and concerns about parking for restaurants. Mr. Stein responded that the Village Commercial District regulations contained added safeguards, with special exception review, regarding design, intensity of buildings, and parking. He compared this to the predominant C-N zoning, which did not require Zoning Board of staff review. No one spoke in opposition.

The Chairman closed the public hearing at 8:15 PM and the Board resumed the discussion of the remaining items on the Regular Meeting agenda.

Zoning Board of Appeals Referrals:

Tobias Weiss/B&E Properties LLC, variance of coverage to construct an addition to a retail building at 27-29 High Ridge Rd. Mr. Stein explained that this was similar to a prior request, supported by the Board but denied by the ZBA, and with added landscaping. Mr. Tepper moved to recommend approval. Mrs. Fishman seconded the motion and it passed with the regular members plus Mr. Tepper voting.

Daniel Cooke, variance of lot area to convert a single family dwelling into a 2-family dwelling at 163 Lockwood Ave. After reviewing the proposal, the Board determined that the request was excessive and the development too intensive given the lot size. Mr. Raduazzo moved to recommend denial. Mrs. Dell seconded the motion and it passed with the regular members and Mr. Raduazzo voting.

Springdale Terrace Condominium, variances of side yard & coverage to construct a new pool house at 26 Weed Hill Ave. The Board determined that this proposal would have negligible impact. Mrs. Fishman moved to recommend approval. Mrs. Grosso seconded the motion and it passed with the regular members and Mr. Tepper voting.

Zoning Board Referrals:

ZB 208-40 Zoning Board, text amendment to adopt a new zoning district, Article III, Section 4-AA-11, Village Commercial District.

ZB 208-41 Zoning Board, map amendment to rezone to VC Village Commercial District multiple properties now zoned C-N, R-5 & M-G within the Springdale Neighborhood abutting or in the vicinity of Hope Street.

The Board reviewed the above zoning referrals as part of the public hearing discussion on the Master Plan amendments, since the items were all interrelated. Voting on these referrals was tabled until the next meeting.

There being no further business, the meeting was adjourned at 9:15 PM.

Respectfully Submitted,
Rose Marie Grosso, Secretary

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.