

MINUTES OF PLANNING BOARD SPECIAL MEETING
#3470 MONDAY, NOVEMBER 6, 2006, 4TH FLOOR
CAFETERIA. 888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; Theresa Dell; Claire Fishman; John Garnjost; Jeffrey Curtis; and Jay Tepper. Present for staff: Robert M. Stein, Jr., Land Use Bureau Chief.

The Chairman, Mr. Hill opened the meeting at 6:00 PM.

Master Plan Amendments:

MP-389 – Antares Stamford Waterfront Manager LLC, Antares Walter Wheeler Drive SPE, LLC, Antares Yale & Town SPE, LLC, 52 Mason Street, Greenwich, CT to amend a portion of the Master Plan. Present Master Plan Land Use Category #15 INDUSTRIAL-General. Proposed Master Plan Land Use Category #12 MIXED-USE-Overlay.

The Board reviewed the reports and testimony provided at the prior public hearings. Mr. Tepper moved to approve. Mrs. Dell seconded the motion and it passed with Mr. Tepper, Mr. Hill, Mr. Garnjost, Mrs. Dell and Mrs. Fishman voting. Mr. Curtis did not participate in the discussion or voting.

MP-390 - Antares Stamford Waterfront Manager LLC, Antares Walter Wheeler Drive SPE, LLC, The Strand/BRC Group, LLC, 52 Mason Street, Greenwich, CT to amend a portion of the Master Plan. Present Master Plan Land Use Category #13 MIXED-USE-Shorefront. Proposed Master Plan Land Use Category #12 MIXED-USE-Overlay.

The Board reviewed the reports and testimony provided at the prior public hearings. Mr. Tepper moved to approve. Mrs. Fishman seconded the motion and it passed with Mr. Tepper, Mr. Hill, Mr. Garnjost, Mrs. Dell and Mrs. Fishman voting. Mr. Curtis did not participate in the discussion or voting.

MP-391 Text Amendment to the Stamford Master Plan.

Antares Stamford Waterfront Manager LLC, Antares Walter Wheeler Drive SPE, LLC, The Strand/BRC Group, LLC.

The Board reviewed the reports and testimony provided at the prior public hearings. Mr. Garnjost moved to approve. Mrs. Dell seconded the motion and it

passed with Mr. Tepper, Mr. Hill, Mr. Garnjost, Mrs. Dell and Mrs. Fishman voting. Mr. Curtis did not participate in the discussion or voting.

Subdivisions:

**Subdivision Application #3943 Orchard Capital LLC
for subdivision of property into 2 parcels.**

Property is located on the north end of Old Orchard Lane and south side of Malibu Road. Known as 93 Old Orchard Lane. The Board reviewed the reports and testimony provided at the public hearing. Mrs. Dell moved to approve subject to conditions including a restriction on construction traffic using Old Orchard Land. Mrs. Fishman seconded the motion and it passed with Mr. Tepper, Mr. Hill, Mr. Garnjost, Mrs. Dell and Mrs. Fishman voting. Mr. Curtis did not participate in the discussion or voting.

**Subdivision Application #3948 Doru & Julia Simone
for subdivision of property into 2 parcels.**

Property is located on the west side of Partridge Road and the north side of Wild Duck Road. Known as 49 Partridge Road. The Board reviewed the reports and testimony provided at the prior public hearings. Mr. Tepper moved to approve. Mrs. Dell seconded the motion and it passed with Mr. Tepper, Mr. Hill, Mr. Garnjost, Mrs. Dell and Mrs. Fishman voting. Mr. Curtis did not participate in the discussion or voting.

Sublease Agreement between Yerwood Center & the City for operation of an Alternative High School at 90 Fairfield Ave. Mrs. Dell moved to recommend approval. Mr. Tepper seconded the motion and it passed with Mr. Tepper, Mr. Hill, Mr. Garnjost, Mrs. Dell and Mrs. Fishman voting.

Supplemental Capital Request, Academy of Information Technology & Engineering \$2,600,000 Mrs. Dell moved to recommend approval. Mr. Garnjost seconded the motion and it passed with Mr. Curtis, Mr. Hill, Mr. Garnjost, Mrs. Dell and Mrs. Fishman voting.

Capital Budget, Departmental Presentations:

WPCA
Short Term Capital Equipment
Operations Administrations—Maintenance
Operations—Public Services
Highways
Vehicle maintenance
Solid Waste
Parking Fund
Engineering—Traffic

Engineering
Land Use

Mr. Curtin and members of the Operations staff presented the capital request and responded to questions from the Board.

Zoning Board of Appeals:

ZBA 131-06 Vincent Rizzi variances of area & side yard to permit subdivision of property at 554 Pepperidge Rd. Tabled.

ZBA 132-06 Juan & Fernando Ocampo variances of area to permit subdivision of property at 641 Fairfield Ave. Tabled

ZBA 134-06 Charles & Patricia A.P. Fisher variances of coverage & setbacks to construct an addition to a dwelling at 37 Stamford Ave. Tabled.

ZBA 135-06 Bridgeport Roman Catholic Diocesan Corp. special exception & variances of setbacks & FAR requirements to expand an existing middle school at 928 Newfield Ave. Mr. Garnjost moved to recommend approval. Mrs. Dell seconded the motion and it passed with Mr. Tepper, Mr. Hill, Mr. Garnjost, Mrs. Dell and Mrs. Fishman voting.

Old Business:

Subdivision #3928 Lombardi, 144 Pond Road. The Board reviewed the status of the subdivision and the request for an extension of time. Mr. Garnjost moved to approve the extension. Mrs. Dell seconded the motion and it passed with Mr. Curtis, Mr. Hill, Mr. Garnjost, Mrs. Dell and Mrs. Fishman voting.

Subdivision #3930 Graham, Request for extension of time. Mrs. Dell moved to approve. Mr. Tepper seconded the motion and it passed with Mr. Tepper, Mr. Hill, Mr. Garnjost, Mrs. Dell and Mrs. Fishman voting.

There being no additional business the meeting was adjourned at 11:30 PM.

Respectfully Submitted,
Duane Hill, Chairman

Note: These proceedings were recorded on tape and are available for review during regular business hours.