

MINUTES OF PLANNING BOARD REGULAR
MEETING #3436 TUESDAY, NOVEMBER 22, 2005
7TH FLOOR CONFERENCE ROOM, GOVERNMENT
CENTER, 888 WASHINGTON BLVD.,
STAMFORD, CT

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

Capital Budget Review:

Capital Budget Review: Ben Barnes, Director of Administration, reviewed the capital budget and his preliminary thoughts on the safe debt spending. He stated that the city has significant capital needs, including the police radio system and schools, which can no longer be deferred. He said that the capital markets would support a much higher amount of capital spending and debt. He explained his views regarding the separate funding for the police radio system as a “one-time” addition to the capital budget. The Board also reviewed the budget requests and Mr. Stein provided the Board with a draft of a preliminary budget.

Zoning Board Referrals:

ZB Appl. 205-33 Park Square West I Limited Partnership & URC, Text change, Article V, Section 19.3.4, Article III, Section 7Q & 7-S.3, regarding expiration date of multiple phase projects & location of open space. Attorney Cacace and Attorney Goldberg reviewed the application. Mr. Garnjost suggested that the proposed wording for Section 19.3.4 (b) be modified from “all phases” to “each phase,” which was agreed upon. The Chairman also suggested that it would be desirable to have that entire section reworked so as to improve clarity. Mr. Garnjost moved to recommend approval with the above suggestions noted. Mrs. Fishman seconded the motion and it passed with the regular members voting.

ZB Appl. 205-34 33 Broad Associates, Text change regarding area requirements in Section 7-Q, location of open space. Attorney Hennessey presented the application, which was identical to a portion of Application 205-33. He stated that he would also propose additional language to include a fair share contribution to a Off-site playground if that were deemed desirable. Mr. Garnjost moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously with the regular members voting.

ZB Appl. 205-27 Brenden Leydon Text change to permit Laundry & Dry Cleaning retail use in M-L District. Attorney Leydon presented the application.

Mrs. Dell moved to recommend approval. Mr. Garnjost seconded the motion and it passed unanimously with the regular members voting.

Zoning Board of Appeals Referral:

ZBA Appl. 148-05 Waterside Power LLC, modification of a special exception to up-grade the facilities at 17 Amelia Place in order to enhance reliability in colder weather. Attorney Hennessey and Ken Roberts representing the applicant explained the project. Mrs. Dell moved to recommend approval. Mr. Garnjost seconded the motion and it passed with the regular members voting.

There being no further business, the meeting was adjourned at 9:30 P.M.

Respectfully Submitted
Rose Marie Grosso, Secretary
Stamford Planning Board

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