

MINUTES OF PLANNING BOARD REGULAR
MEETING #3413 TUESDAY, JANUARY 18, 2005
7TH FLOOR CONFERENCE ROOM, GOVERNMENT
CENTER, 888 WASHINGTON BLVD., STAMFORD,
CT

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

The Chairman, Mr. Hill, opened the meeting at 7:00 P.M.

Correspondence:

Supplemental Capital Request, Smith House Boiler Replacement \$25,000

After discussion, Mrs. Grosso moved to recommend approval. Mr. Garnjost seconded the motion, noting that the funding included a 20% contingency. The motion passed with those present voting.

Purchase-Sale Agreement between City and Clairol for 13 acres for Regional Magnet School at Blachley Rd. Mike Freimuth and Al Barbarata reviewed the item. The Board deferred action in order to further review the Agreement.

Supplemental Capital Request Terry Connors Rink Improvements

\$40,000. Sandra Dennies stated that, due to the State grant funding requirements, the feasibility study for the 2nd rink would be funded separately from the needed equipment for the existing facility. Mrs. Fishman moved to recommend approval. Mrs. Grosso seconded the motion and it passed with those present voting.

Zoning Board Referrals:

Appl. 204-45 Stamford Housing Authority map amendment to MR-D for property located at 17, 21 & 23 Richmond Hill Ave. & 108 Clinton Ave. representatives from the Housing Authority and Richard Redniss explained the application. After discussion, Mr. Garnjost moved to recommend approval. Mrs. Grosso seconded the motion and it passed with Mr. Garnjost, Mrs. Grosso and Mr. Hill voting.

Appl. 204-46 Stamford Housing Authority special exception to construct 60 units of housing for low & moderate-income adults. This item was also presented

by representatives from the Housing Authority and Richard Redniss. After discussion, Mrs. Grosso moved to recommend approval. Mr. Garnjost seconded the motion and it passed with Mr. Garnjost, Mr. Hill and Mrs. Grosso voting.

Appl. 204-40 Zoning Board to establish a NEW Section 7.5 & related amendments to require special exception review of large scale developments in commercial & industrial districts. Mr. Hill provided the Board with his written comments, which while supportive of the overall concept, raised concerns about the implementation. The Board members determined that the application as written was not consistent with the Master Plan policies. Mr. Garnjost moved to recommend approval. Mrs. Fishman seconded the motion and it passed with those present voting.

Zoning Board of Appeals Referrals:

Appl. 002-05 David Wharmby & Belinda Basile requesting variances of coverage & setbacks to construct an addition to a dwelling at 34 Verplank Ave. Mr. Grosso moved to recommend approval. Mrs. Fishman seconded the motion and it passed with those present voting.

Appl. 004-05 David & Rebekah Eichler requesting variances of frontage & area to construct 4 dwelling units at 157 Seaside Ave. Mrs. Grosso moved to recommend denial, due to the over-intensification of the property. Mr. Garnjost seconded the motion and it passed with those present voting.

Appl. 005-05 Bethany Church Corp. requesting a special exception to construct an addition to a church at 2 Scofieldtown Rd. Mr. Garnjost moved to recommend approval. Mrs. Fishman seconded the motion and it passed with those present voting.

Appl. 007-05 John & Danielle Matura requesting variances of coverage & setbacks to construct an addition to a dwelling at 62 Buena Vista St. Mrs. Fishman moved to recommend denial, due to the over-intensification of the property. Mrs. Grosso seconded the motion and it passed with those present voting.

Appl. 009-05 Emilio Coppola et al requesting variance of frontage to subdivide property into 2 lots at Lot 15 Belltown Rd. Mrs. Grosso moved to recommend denial for the reason that The proposed subdivision with two rear lots is contrary to the Zoning Regulations and Master Plan. Mr. Garnjost seconded the motion and it passed with those present voting.

Capital Budget Review:

Representative O'Neill was present. After discussion, Mr. Garnjost moved to approve the draft budget for public hearing. Mrs. Grosso seconded the motion and it passed unanimously with those present voting.

WPCA Ordinance and Planning Board Input

Mrs. Grosso moved to place this item on the agenda. Mrs. Fishman seconded the motion and it passed unanimously with those present voting.

Representatives Day and Nakian presented the draft WPCA Ordinance. The Board questioned whether or not the Ordinance was creating a separate land use category not considered in the master Plan. The role, if any, of the Planning Board in the process was also discussed. The Board decided to table the matter pending clarification of these items.

There being no additional business, the meeting was adjourned at 10:20 PM.

Respectfully Submitted
Rose Marie Grosso, Secretary

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