

MINUTES OF PLANNING BOARD
REGULAR MEETING, #3318
TUESDAY, FEBRUARY 19, 2002 - 7:30 PM
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; John Garnjost; Rose Grosso; Marggie Laurie; and Claire Fishman. Present for staff: Robin Stein, Land Use Bureau Chief.

Mr. Hill opened the meeting at 7:30 PM. The agenda order was revised.

Zoning Board of Appeals Referrals

ZBA Appl. #033-02 Wendon Realty LLC requesting Variances to construct an addition to a non-conforming manufacturing building at 18 Irving Avenue in the C-N Neighborhood Business District.

Mrs. Laurie recused herself from voting. Attorney John Leydon explained that 13 variances are required. He reviewed the variances and explained that the addition may require a minor height variance. He said the church will remain and it will share parking with the manufacturing building. Mr. Leydon said the applicant will landscape the westerly portion of the parking lot on Irving Ave. He said half of the 50 manufacturing employees are Stamford residents, that the building was formerly zoned M-G and that existing housing will not be affected.

Steve McKenzie, Director of Economic Development, spoke in support of the application. He said this is an opportunity to help diversify the local economy.

There was no objection to the minor height variance, if necessary. On a motion by Mr. Garnjost, seconded by Mrs. Grosso, the Board voted unanimously to recommend approval with the suggestion that landscaping and a sidewalk be included on the front side and parking lot. Mrs. Laurie did not vote.

Memo from Mayor Malloy regarding ProPark, Inc., St. John's Roman Catholic Church – Agreement for Lease of Parking Facilities – Tresser Boulevard and Bell Street.

On a motion by Mrs. Fishman, seconded by Mrs. Laurie, the Board voted unanimously to recommend approval of a one year renewal and pass through lease where ProPark pays for the lease.

Supplemental Capital Project Appropriation Request - Sewers Section 17-1, \$200,000.

Mr. Stein explained that the amount of \$200,000 reflects settlement with property owners over value of the easement.

On a motion by Mr. Garnjost, seconded by Mrs. Grosso, the Board voted unanimously to recommend approval.

ZBA Appl. #035-02 Cove Awning Co. requesting setback and coverage Variances to construct a 1,040 sq. ft. addition to a building at 345 Elm Street in the C-N Neighborhood Business District.

On a motion by Mrs. Fishman, seconded by Mrs. Laurie, the Board voted unanimously to recommend approval with the suggestion that the front setback of the addition conform to the line of the adjacent building to the northwest with appropriate landscaping.

Pending Subdivision:

Subdivision #3799 Lukas & Georgia Konandraes for subdivision of property into two parcels on the east side of Hunting Ridge Road (#259).

Mr. Stein said this must be deferred pending a report from the Health Department.

2002/2003 Capital Budget 2002-2008 Capital Plan

Mr. Hill said Stamford is ultra-conservative regarding the safe debt limit. He said the Weed Branch could be partially supported in 2003-2004 if outside dollars were raised.

The Board recognized community support for and the desirability of the Weed project and would consider accelerating funding to 2003-2004 if outside money is raised. The Board proposed the following changes in the Capital Plan for the Weed Branch.

2003-04 \$400,000
2004-05 \$400,000
2005-06 \$400,000

On a motion by Mr. Garnjost, seconded by Mrs. Grosso, the Board voted unanimously to approve the recommended Capital Budget and Plan as amended.

Minutes for Approval

#3315 January 15, 2002 – unanimously approved

#3316 February 5, 2002 – unanimously approved

Master Plan 2000

The Board discussed scheduling of the public hearing. Mr. Hill suggested that Steve McKenzie be asked to speak to the future development of Stamford.

The meeting was adjourned at 9:55 PM.

Respectfully submitted

Marggie Laurie, Secretary

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