

MINUTES OF PLANNING BOARD - REGULAR MEETING, #3328
TUESDAY, MAY 21, 2002, 7:30 PM
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; Rose Grosso; Helane Rheingold; Claire Fishman; Teri Dell; and John Garnjost. Present for staff: Robin Stein, Land Use Bureau Chief, and Carol Davis, Senior Planner.

Election of Officers was deferred to the next meeting.

Memo from Mayor Malloy regarding Contract between Faith Tabernacle Baptist Church and Stamford Urban Redevelopment Commission.

Burt Rosenberg, Assistant Corporation Counsel, reviewed the contract. He explained that the matter will come back to the Planning Board for consolidation of the lots. On a motion by Mrs. Fishman, seconded by Mrs. Rheingold, the Board voted unanimously to recommend approval.

RESOLUTION OF THE PLANNING BOARD clarifying certain procedures to be followed in connection with giving notification to property owners prior to the public hearing of a proposed change in the master plan.

Mr. Stein reported that to send a certified mailing could cost as much as \$30,000. He explained that since the State Statutes and the City Charter do not require notification, Jim Minor has confirmed that the notice can be sent with the tax bills and the tax office has agreed to sign an affidavit.

Mr. Garnjost arrived.

Mr. Stein said the Advocate has indicated that publication of the Master Plan Map will cost \$21,000. He said the hearing will take place on July 8, with a second hearing if necessary on July 16.

On a motion by Mr. Garnjost, seconded by Mrs. Rheingold, the Board voted unanimously to adopt the following resolution:

WHEREAS, the Planning Board is of the opinion that more effective notice should be given to owners of property located in an area proposed for change in the Master Plan and to the owners of property immediately abutting an area proposed for change in the Master Plan, prior to the public hearing to be held on any such proposed change, and

WHEREAS, the Planning Board after due deliberation on the subject, has prepared a set of rules of procedure designed to achieve the aforesaid purpose,

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Stamford, Connecticut, that it hereby adopts clarification of the aforementioned rules of procedure as set forth hereunder, namely that no application to amend or change any Land Use category established on the Master Plan shall be approved by the Planning Board unless the applicant submits to the Planning Board eight (8) copies of a map showing the area proposed to be changed, and a list containing the names and addresses of all owners of properties as shown in the last Real Estate Lists of the City of Stamford, in the Assessor's Office, (or the actual owners of record if known to the applicant) within the area proposed for change, including the names and addresses of all owners of property within 100 feet of the boundary of the area

proposed to be changed, except that in the case of properties immediately adjacent to areas proposed for change located in the R-20, RA-1, RA-2, or RA-3, Single Family Residence Zones, the distance from the boundary of any such property proposed for change, for the purpose of determining names of property owners to be included in said list, shall be 200 feet; said list (in a form to be provided by the Planning Board), together with evidence in the form of Post Office Certification of mailing, or an affidavit attesting to such mailing, to all such owners of property described above, not less than 10 days, nor more than 30 days prior to the date of a scheduled public hearing thereon, as to the pending application.

Mrs. Fishman did not vote on the resolution.

Old Business

ZBA Appl. #050-02 Lawrence R. Giannattasio, Jr. requesting Variance of residential density in order to construct six single family dwellings on a 16,529 sq. ft. lot in an R-5 Multiple Family Residence Zoning District. The property is located on Virgil Street (Lots #63 and #64).

Mr. Stein explained that Mr. Giannattasio had requested that the Board reconsider its decision on this application in view of his submission of a landscaping plan. The Board reviewed the landscaping plan and on a motion by Mrs. Fishman, seconded by Mrs. Dell, voted unanimously to recommend approval with the recommendation that the landscaping plan be made a condition of any approval. Mrs. Rheingold did not vote.

Minutes for Approval

#3325 April 30, 2002 unanimously approved. (DH, CF, JG, RG, TD)

#3326 May 2, 2002 unanimously approved as corrected. (DH, RG, TD)

#3327 May 7, 2002 unanimously approved as corrected. (DH, RG, HR, CF, TD)

Master Plan 2000

Minor corrections to the texts were discussed. It was agreed that a vote on the final version of the Plan for presentation at the public hearing would take place at the next Board meeting.

The meeting was adjourned at 9:50 P.M.

Respectfully submitted,
Duane Hill, Chairman
Stamford Planning Board