

MINUTES OF PLANNING BOARD  
REGULAR MEETING #3296 - JUNE 12, 2001  
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 Helane Rheingold. Present for staff: Robin Stein, Land Use Bureau Chief.

Mr. Hill opened the meeting at 7:30 P.M.

Supplemental Capital Project Appropriation Request for upgrade and expansion of Stamford Water Pollution Control Facility, \$88,859,551.

Jeannette Brown and representatives from C2Hill, design consultants, and the Connecticut Department of Environmental Protection described the project. They said that the treatment plant is now at capacity and funds will provide a complete upgrade, expansion and reconfiguration of this facility, INCLUDING the highway maintenance facility and the transfer site. They explained that there were three bidders with a low bid of \$86 million and that the total project cost is now \$104,999,499.

Tim Curtin, Director of Operations, reviewed the needs of the highway facility. He said the project will improve drainage in the area and will provide for the city's functional needs.

Ms. Brown explained that the treatment plant can be expanded in the future without significant investment and that financing will include grants, 2% loans and City bonds. It was explained that the cost has increased due largely to higher labor costs and that user fees will increase 44.2% over the next six years.

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

Zoning Board of Appeals referrals:

**ZBA Appl. #069-01 Stamford Meeting Hall** requesting Variances: Minimum Lot Size, 4,500 sq. ft. and 6,299 sq. ft. in lieu of 7,500 sq. ft. per lot; Front Setbacks on Lot A - 17.1' and 24.4' and on Lot B 17.1' in lieu of 30.0'; Rear Setback on Lot A - 6.9' in lieu of 30.0'; expansion of legal non-conformity on Lot B to allow continued use of church; and Parking reduction on Lot B, 3 spaces in lieu of 25. Variances are required to subdivide a 10,799 sq. ft. parcel into two lots. The parcel is located at 297 Oaklawn Avenue at the corner of Benstone Street in the R-7.5 Single Family Residence District.

Attorney William Hennessey presented the application. He said its purpose is to allow the church to transition to another site by allowing the sale of the single family house to fund the purchase of another site. He said the non-conformity will be reduced by subdividing the property. He said that if the road right-of-way is included, the amount of the variance request is not as great. He said the church will remain in use by the congregation but will be used less intensely.

Jim Pontrafer, representing the church, said the church wants to move large gatherings out of the neighborhood.

Mr. Hill said if the property is used as represented it will be an improvement over the existing situation. He said the Board has to weigh the balance between neighborhood impact and the precedent that would be set.

Mrs. Grosso said this is a small parcel for a subdivision.

Mr. Garnjost said the proposal makes a non-conforming situation worse and saw no significant change since the prior Board recommendation. He made a motion to deny the application. The motion was seconded by Mrs. Grosso and approved by a vote of 4-1. Mrs. Laurie voted against the motion.

**ZBA Appl. #091-01 The Learning Center at Piper's Hill** requesting a Special Exception and Variances (front setback 42' in lieu of 80', side setback 11'4" in lieu of 40', FAR 20% in lieu of 15% and coverage of 51% in lieu of 35%) to operate a Child Day Care Center at 17 Roxbury Road in the R-20 Single-family Residence District.

Attorney William Hennessey and members of the Piper's Hill board presented the application. Mr. Hennessey said the applicants will remove the existing house on one of the three lots. He said the lots are in common ownership and are bordered by institutional uses, not houses. He said the property is impacted by zone changes protecting single family neighborhoods from special exception uses. He said the applicants will meet landscaping standards and provide parking in excess of requirements.

Mrs. Grosso asked whether the existing house can be saved. Mr. Hennessey said that is not feasible.

Mrs. Rheingold expressed concern over traffic impact given the proximity of Westhill High School and Roxbury Elementary School. She noted that enrollment is projected to grow to 160 children. She asked for a traffic review of the proposal.

Mr. Hill said traffic concerns must be balanced with the needs of institutional uses which are vital to the community.

On a motion by Mrs. Laurie, seconded by Mr. Garnjost, the Board voted 4-1 to recommend approval with Mrs. Rheingold in opposition.

**ZBA Appl. #100-01 Harley Davidson of Stamford** requesting Variances of Section 13B – to install an illuminated sign 172 sq. ft. in lieu of 12 sq. ft. advertising a permitted but non-conforming use. The sign to be placed 60" in lieu of 24" from the face of the building and in advance of the setback line, 3.5' in lieu of 15.0'. Property located at 575 & 579 Pacific Street in the R-MF Multifamily Residence District.

Mr. Stein presented the application. Mrs. Laurie said the request is too excessive.

On a motion by Mrs. Laurie, seconded by Mrs. Rheingold, the Board voted unanimously to recommend denial.

#### **Minutes for Approval**

#3293 - May 22, 2001 - unanimously approved

#3294 - May 29, 2001 - unanimously approved

The meeting was adjourned at 10:30 P.M.

Respectfully submitted,

Marggie Laurie, Secretary  
Stamford Planning Board

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