

MINUTES OF PLANNING BOARD - REGULAR MEETING #3313
TUESDAY, DECEMBER 18, 2001, 6:30 PM.
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

Mr. Hill opened the meeting at 6:30 PM

Zoning Board of Appeals referrals:

The following consent agenda items were approved on a motion by Mrs. Laurie, seconded by Mr. Garnjost. Mrs. Grosso abstained and Mrs. Fishman was not present.

ZBA Appl. 003-02 – Roxbury Tennis & Swim Club, requesting Special Exception to construct a multi-purpose basketball court (75'x40' sport court) at 240 Roxbury Road in the RA-1 Single-family Residence District.

The proposed sport court will replace an existing volley ball court. It is well within the club property being 212 feet from the nearest property line. This proposal will have no impact on neighbors and conforms with the Master Plan. Staff recommends approval.

ZBA Appl. 009-02 – Jane Austin, requesting Special Exception to operate a Group Day Care Home (definition 22b) at 157 Den Road in the RA-1 Single-family Residence District.

A group day care home is licensed to serve seven to twelve children. This requested day care facility is proposed on a one acre lot in a one acre zone. The outdoor play area will be located on the south side of the building adjacent to Saint Mary's Holy Assumption Church property and parking for seven cars will be provided.

The use should have no adverse impact on the neighborhood. Residential parcels abutting the property are at least one acre lots and the two nearby homes on Barclay Drive are situated far forward of the property line. This use will provide needed child day care. The request conforms to the Master Plan and staff recommends approval.

Capital Plan and Budget 2002/2003 - 2009

Mr. Stein distributed the latest budget spreadsheet. He said the total can be reduced by reimbursable items totaling \$7,365,000 to bring the adjusted total to \$36,150,000. He said the six year total is \$189 million which approaches the safe debt limit of \$30 million per year.

The items on Mrs. Rheingold's memo were reviewed, and due to budget constraints none of the items were increased. The Board reviewed the seven year recommendations. Changes were made in the following projects: Urban Transitway, East Side Fire Station, and Rogers Code Work.

There was discussion about funding the Weed Library and staff was asked to ascertain whether any of this cost is reimbursable. Mrs. Laurie asked what police protection will be provided when the flashers are installed at the schools. Mr. Stein said he would consult with Mr. Bruccoleri.

Mrs. Grosso expressed reservations regarding a school in Cove Island Park for a number of reasons, including environmental, open space and access to Long Island Sound. She stated that there is little or no support for such a precedent.

Mr. Hill questioned funding for a new middle school without an agreed upon site.

The Board agreed to hold back on funding unless/until there was a consensus on a plan to deal with the secondary school needs and a supplemental appropriation submitted by the Board of Education.

Minutes for Approval:

#3307 November 8, 2001 - Unanimously approved

#3311 December 4, 2001 - Unanimously approved

Master Plan 2000

Overall the Planning Board was pleased with the draft Master Plan. Members suggested several minor changes and asked for additional information about 1) accessory housing units, 2) merging of M-L and M-G districts, 3) preservation and design districts, and 4) neighborhood reviews every four years. They requested a better explanation from the consultants regarding the need for growth. They asked that maintaining educational excellence be included in the diversity section.

It was suggested that the "Master Plan 2000" logo be displayed on the cover of the final plan and that the Introduction-Background include mention of the Swan Report. Discussion ended with the City Beautiful section and will continue on January 8, 2002.

The meeting was adjourned at 10:30 PM.

Respectfully submitted

Marggie Laurie, Secretary

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