

STAMFORD PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES, TUESDAY, OCTOBER 29, 2013
4th FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chair, Claire Fishman, Roger Quick, Zbigniew Naumowicz, Jay Tepper, Michael Totilo, and Dudley Williams. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner. Other City officials present: Jay Fountain, District 7 and Frank Cerasoli, District 15 of the Board of Representatives, James Hricay, Director of OPM and Anthony Romano of OPM.

Ms. Dell called the regular meeting to order at 6:30 p.m. and announced that the regular public meeting would be followed by the Joint Public Meeting on the 2014/15 Capital Budget.

Regular Meeting (6:30 PM-6:55 PM)

1. Zoning Board Appeals Referrals – Tabled from the 10/22/13 Meeting

- A. **ZBA Appl. 064-13 10 Drum Hill Lane**, a variance of Section 6A Accessory Buildings to allow an accessory structure (standby generator) to be allowed in the front yard. This item was withdrawn at the applicant's request.
- B. **ZBA Appl. 065-13 91 Halpin Avenue**, a variance to allow the applicant to build to enlarge their existing garage so that they can park their RV in structure off the street. In addition, the applicant is asking for relief of rear setback 0 feet instead of the required 5 feet, and to lessen the side yard setback from 5 feet to 2.8 feet, and to expand the existing nonconforming lot coverage of 26.6% to 28% instead of 25%. Mr. Williams moved to deny ZBA Appl. 065-13 as it would provide excessive coverage on the lot, Ms. Fishman seconded the motion, and it passed 4-1 with eligible members present voting, (Dell, Fishman, Totilo and Williams), with Mr. Quick voting not to deny this application.
- C. **ZBA Appl. 066-13 289 Ingleside Drive**, a variance for relief of side yard setback requirements from 70 feet to 64.8 feet, and relief from the centerline requirement of 81 feet instead of the 85 feet required. After a brief discussion, Ms. Fishman made a motion to approve ZBA Appl. 066-13 as being consistent to the 2002 Master Plan, Mr. Quick seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo and Williams).

2. Planning Board Meeting Minutes:

Mr. Williams moved to approve the minutes of 9/24/13. Mr. Totilo seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo, and Williams). Ms. Fishman moved to approve the minutes of 10/22/13. Mr. Williams seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo, and Williams).

Old Business

Ms. Dell reported that the Master Plan had finished its public workshop phase and the next public meeting is scheduled for Wednesday, November 13th at the Ferguson Library. She invited the members and audience to attend. Mr. Tepper reported that the merger with SWRPA and Housatonic Council of Governments was proceeding to become the Western Connecticut COG, and this would be effective by January 1, 2015.

Joint Public Meeting

Ms. Dell brought the meeting to order again at 7:00 to hold public presentations in accordance with sections C8-20-2 and C8-20-5 of the Stamford City Charter, which requires the Planning Board in conjunction with the Board of Finance and duly delegated member(s) of the Board of Representatives to hold a joint meeting(s) for the purpose of the presentation and consideration of proposed capital projects.

Representatives for the eight city agencies presented their capital needs for the coming budget cycle.

Capital Budget Presentations FY 2014/15-2021:

- a) Smith House
- b) Police Department
- c) Director of public Safety
- d) Stamford Fire Department
- e) Belltown
- f) Glenbrook
- g) Long Ridge
- h) Springdale
- i) Turn of River

Ms. Dell reminded the Board that the next three scheduled meetings (11/12, 11/19, and 11/26) are also dealing with the Capital Budget and will start at 6:30 p.m. instead of 7:00 p.m.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 9:10 p.m.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

Note: These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.