

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES
TUESDAY, JANUARY 8, 2013
7TH FLOOR LAND USE BUREAU CONFERENCE
AREA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chairperson, Roger Quick, Mike Totilo, Claire Fishman, Dudley Williams, Zbigniew Naumowicz and Jay Tepper. Present for staff was Todd Dumais.

Mrs. Dell called the meeting to order at 7:00pm. She announced that Alternate Tepper would vote first and rotate with Alternate Naumowicz on tonight's items in lieu of missing Member Fishman.

Regular Meeting

Supplemental Capital Appropriation:

Kweskin Theatre – Replacement of HVAC Systems – request for a supplemental appropriation of \$125,000.

Lou Casolo, City Engineer, presented the request to the Board. He explained that with this supplemental amount the entire project could be completed. Several Board members asked questions about impacts to revenue. It was explained that the loss of several show revenues was a result of not having adequate air conditioning last summer.

Mr. Quick asked about the Board of Education budget handling this large of an appropriation and asked Mr. Casolo if he'd hired any new staff to handle this work load. Mr. Casolo said they have a new mechanical engineer position advertised and will close this out on Friday. They hope to have a new person on board soon.

After a brief discussion, Mr. Williams moved to recommend the requested appropriation. Mr. Tepper seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Quick, Totilo and Tepper).

Zoning Board of Appeals Referrals:

ZBA Appl. 074-12 – King Low Heywood Thomas School, Inc. requesting a modification to a previously approved Special Exception to increase school enrollment by an additional 35 students bringing the enrollment cap to 720 students for the King Low Heywood Thomas School located at 1450 Newfield Avenue in RA-1 district.

Attorney William Hennessey, representing the Applicant, requested to speak before the Board about increasing the enrollment cap of 35 students. He explained that they are on a schedule with a stipulation that the ZBA has with the school. At year-end 2016, the stipulation sunsets, so no more restrictions will remain. The increase of students will be spread out over the whole grade ages. The school is served by public water and sewer so there would be no impact there. The only impacts could be traffic and a study was included in their application packet. The morning arrival time is the only real crunch time on this campus.

After a brief discussion, Mr. Williams moved to recommend approval of Special Exception. Mr. Totilo seconded the motion which passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Quick, Totilo and Naumowicz).

ZBA Appl. 075-12 – Summer Street Properties, LLC requesting variances Section 13, front setbacks and sign length, to construct a new approximately 120 s.f. sign at commercial office building located at 945 Summer Street in a C-I district.

Mr. Dumais introduced the application and discussed signage requirements as they apply to this property. Mr. Tepper noted the application doesn't show they have a hardship. Mr. Totilo said he'd allow the sign with a setback but can't see a reason for the extra size.

After a brief discussion, Mr. Tepper moved to approve the requested variance location but moved to deny the proposed sign dimensional variance. Mr. Williams seconded the motion which carried with the eligible members present voting, 5-0 (Dell, Williams, Quick, Totilo and Tepper).

ZBA Appl. 076-12 – Kirsti Holtan requesting variances of front yard setbacks to construct second story additions to an existing single-family home located at 69 Edgewood Avenue, in a R-7½ zoning district.

After a brief discussion, Mr. Naumowicz moved to recommend approval the requested variance. Mr. Totilo seconded the motion which passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Quick, Totilo and Naumowicz).

ZBA Appl. 077-12 – Roy & Susan Magrid requesting variances of side yard setbacks and building area, percent lot coverage to construct additions, including a new two-car garage, to an existing single-family home located at 45 Westcott Road in a R-10 zoning district.

Mr. Dumais described the request to the Board. Mr. Quick moved to recommend approval of the requested variance. Mr. Totilo seconded the motion which passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Quick, Totilo and Tepper).

Capital Budget FY 2013/14 & Capital Plan 2015-2020:

Board Discussion of the Capital Budget

Planning Board Meeting Minutes:

Meeting of 12/18/12

Mr. Williams moved approval the meeting minutes as submitted. Mr. Totilo seconded the motion and the minutes were approved unanimously with the eligible members present voting, 5-0 (Dell, Williams, Quick, Totilo and Fishman).

There being no further business, Mrs. Dell adjourned the meeting at 8:30 pm.

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.