

STAMFORD PLANNING BOARD
PUBLIC HEARING & REGULAR MEETING MINUTES #3742
TUESDAY, MARCH 20, 2012
7TH FLOOR LAND USE CONFERENCE AREA
GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

Mrs. Dell opened the Regular Meeting at 7:30pm. Mrs. Dell announced that Zbigniew Naumowicz and Jay Tepper would be seated as voting members on an alternating basis in Board Member Michael Totilo's absence.

Regular Meeting

Zoning Board Referrals:

ZBA Appl. 212-01 – Text Change - Rizzuto to Amend Article III Section 9 Subsection N to modify limitations on issuance of building permits if infrastructure and common element improvements have been completed within three years from date of approval.

Attorney Anthony Truglia described the 24 planned unit development on Erskine Road. Since 2008 Zoning Board approval, due to the downturn in the economy, only three of the proposed homes have been built on this development with very complicated common elements and utilities. The developer nearly went bankrupt and the last permit was issued in 2011 which may not have been a legal issuance of a permit. It's not realistic for this large of a development to have all the infrastructure and building permits completed within a three year period as required by the regulations. The Applicant is hoping to revive this 24 unit project with 4 units built and sold and the remainder un-built. They would like to start construction on five additional units. As such, Mr. Truglia explained that they are seeking a change to the text to require the all required infrastructure to be completed within three years instead of all building permits to be issued.

After a brief discussion, Mr. Naumowicz moved to recommend approval of the requested text change. Mrs. Fishman seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Fishman, Williams and Naumowicz).

Zoning Board of Appeals Referrals:

ZBA Appl. 017-12 – Ahuja Holdings, LLC requesting Special Exception approval pursuant to Section 4AA 1.3, to construct a 10,335 s.f. Child Day Care Center for 150 children at 831 & 833 High Ridge Road in a R-10 zoning district.

Mrs. Dell and Mr. Dumais described the application. Mrs. Dell felt the matter should be tabled until next week because they have not received all the information the Planning Board requested. More information is needed before they can move forward.

Mr. Quick asked Staff to have the applicant fill out the form with additional information and relay that the Board needs answers to questions on this application.

After further discussion, Mr. Tepper moved to table this item until the next week's meeting. Mr. Williams seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Fishman, Williams and Tepper).

Mrs. Dell tabled this item until next week's meeting.

Planning Board Meeting Minutes:

Minutes of February 14, 2012

Mr. Williams moved to approve the minutes as submitted. Mr. Tepper seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Fishman, Quick and Tepper).

Minutes of February 21, 2012

Mrs. Fishman moved to approve the minutes as submitted. Mr. Williams seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Fishman, Quick and Naumowicz).

Minutes of February 28, 2012

Mr. Quick moved to approve the minutes as amended. Mrs. Fishman seconded the motion and it passed unanimously with the eligible members present voting, 4-0 (Dell, Fishman, Quick and Tepper, with Williams abstaining).

Minutes of March 13, 2012

Mr. Tepper moved to approve the minutes as submitted. Mrs. Fishman seconded the motion and it passed unanimously with the eligible members present voting, 4-0 with (Dell, Fishman, Quick and Tepper, Naumowicz and Williams ineligible to vote).

New Business

Mr. Dumais announced that next week's meeting would include the Ahuja ZBA application, the Public Hearing on the Long Ridge Road Text Amendment and another Zoning Board referral.

Mr. Tepper spoke updated the Board on SWRPA meeting information and the East Main Street Grant.

There being no further business to discuss, Mrs. Dell adjourned the meeting at 7:49 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.