

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3761
TUESDAY, OCTOBER 9, 2012
7TH FLOOR LAND USE CONFERENCE AREA,
GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

Mrs. Dell called the meeting to order at 7:00pm. Mrs. Dell announced that since regular Board member Michael Totilo was absent, alternates Jay Tepper and Zbigniew Naumowicz would be seated as regular members on an alternating basis for each application.

Regular Meeting

Lease Agreement:

Parking Lot Lease Agreement between St. John's Roman Catholic Church and the City of Stamford.

Mrs. Dell briefly described the request and invited the City's Legal Counsel, Mr. Chris Dellaselva to explain the details of the proposed agreement to the Board. Atty. Dellaselva, Assistant Corporation Counsel, proceeded to describe the request. He distributed a one page summary of the terms of the lease and describing it as a new lease, but for all intents and purposes, it's a renewal. The lease is retro-active to last year with a total term for 24 months at \$5,000 a month. The parking agreement is still the same parking lot located between Tresser and Washington Blvd and all previous requirements and terms of the agreement stay the same.

Mrs. Fishman asked if there were any problems or legal actions taken on the property? Attorney Dellaselva answered that no claims had been filed with the Law Department.

Mrs. Dell asked if there were any changes to the terms? Attorney Dellaselva answered no.

Mr. Williams asked how long the rent had been \$5,000? Attorney Dellaselva was not sure because he only had the last agreement to compare to and it had not increased from that agreement.

Mr. Quick asked who owned the property? Attorney Dellaselva said it's owned by St. Johns. Mr. Quick inquired about insurance and whose policy is primary on Sunday's? Attorney Dellaselva answered that the City s required to maintain liability insurance as well as St. John's and believed that their insurance covered Sunday's as the primary coverage.

Mrs. Fishman moved to recommend approval of the lease agreement. Mr. Tepper seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Quick, Fishman and Tepper).

Zoning Board Referral:

ZB Application 212-24 – Hyland Special Exception Request to permit a café liquor license at an existing restaurant establishment located at 934 Hope Street in the Village Commercial District.

Mr. Dumais described the request. He explained that during the previous meeting the Board began a discussion on this referral and asked Staff for more information. Mr. Dumais noted that since that time he discussed the application with the Applicant and that their request is to maintain a six stools in the bar area of the existing restaurant and to be permitted to serve liquor from this area. These bar stools place the restaurant into a different zoning and liquor permit category from the standards restaurant and into a Café Permit.

After a brief discussion, Mr. Naumowicz moved to recommend approval of the special exception request, Mr. Tepper seconded the motion which passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Fishman, Naumowicz and Tepper).

Zoning Board of Appeals Referrals:

ZBA Appl. 063-12 – Michael & Betha Pesiri Solomita requesting a variance of building area, lot coverage to construct an addition to an existing home located at 21 Meadowpark Avenue West in a R-10 zoning district

Mr. Dumais briefly described the requested variance. After a brief discussion, Mrs. Fishman moved to recommend approval the requested variance. Mr. Quick seconded the motion which carried unanimously with the eligible members present voting, 5-0 (Dell, Quick, Fishman, Naumowicz and Tepper).

Planning Board Meeting Minutes:

Discussion on the meeting minutes was postponed to a future meeting date.

Old Business/New Business:

Mr. Quick asked where the funds for the playground improvements at Cove Island Beach were coming from? In addition, he asked where the funds for the Ferry Study were coming from? Mr. Dumais responded that he would look into each item and report back to the Board.

There being no further business, Mrs. Dell adjourned the meeting at 7:50 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.