

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3760
TUESDAY, NOVEMBER 20, 2012
4TH FLOOR CAFETERIA, 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.

Regular Meeting

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.

Mrs. Dell announced that a discussion on this application would be postponed to a future meeting date.

ZBA Appl. 071-12 – Charles & Marie E. Joassin requesting variances of rear yard setbacks and building area, lot coverage to construct an addition to an existing duplex unit at 15-17 George Street in a R-7½ zoning district.

Mrs. Dell sat Mr. Tepper in place of missing Board Member Michael Totilo. After a brief discussion, Mr. Tepper moved to recommend approval of the variance. Mrs. Fishman seconded the motion which carried unanimously with the eligible members present voting, 5-0 (Dell, Williams, Quick, Fishman and Tepper).

ZBA Appl. 073-12 – Lori Bell & John Scaneli requesting variance of building area, lot coverage to construct an addition to an existing single family home located at 188 Van Rensselear Avenue in the R-10 zoning district.

Mr. Dumais briefly explained the application. Mrs. Dell announced that on this application Mr. Naumowicz would be seated in place of missing Board Member Michael Totilo. The alternate members will switch voting in place of Mr. Totilo.

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

ZBA Appl. 070-12 – Robert Mazza requesting variance of Section 6A to permit an accessory structure to be located in a front yard at 841 Riverbank Road in a RA-2 zoning district.

Mr. Dumais explained the application to the Board. After a brief discussion, Mrs. Fishman moved to recommend approval of the variance. Mr. Tepper seconded the motion which carried unanimously with the eligible members present voting, 5-0 (Dell, Williams, Quick, Fishman and Tepper).

ZBA Appl. 069-12 – Summer & Seventh Properties, LLC requesting variances of front yard setback requirements and of Section 7K to permit the construction of a 6'x8' canopy over an existing ATM machine located at 2386 Summer Street in a C-L zoning district.

Mr. Dumais explained the request. The Board indicated that they would like additional information on the architecture and lighting of the ATM units and decided they would not vote on the matter until they received it.

Planning Board Meeting Minutes:

Meeting of 9/18/12

Mrs. Dell postponed a review of these minutes to a future meeting date.

Meeting of 10/23/12

Mr. Williams moved to recommend approval of the minutes as submitted. Mr. Tepper seconded the motion which carried unanimously with the eligible members present voting to approve the minutes, 5-0 (Dell, Williams, Fishman, Naumowicz and Tepper). Quick not voting.

Meeting of 11/2/12

Mr. Tepper moved to recommend approval of the minutes as submitted. Mr. Williams seconded the motion which carried unanimously with the eligible members present voting to approve the minutes, 4-0 (Dell, Williams, Naumowicz and Tepper). Quick and Fishman not voting.

Meeting of 11/13/12

Mrs. Fishman moved to recommend approval of the minutes as submitted. Mr. Quick seconded the motion which carried unanimously with the eligible members present voting to approve the minutes, 5-0 (Dell, Williams, Fishman, Quick and Naumowicz). Tepper not voting.

Old Business

Subdivision Application #4001 Alice Ryan, request of a 90-day extension of time to file the final subdivision map.

After a brief discussion, Mr. Williams moved to recommend approval of the subdivision extension of time request. Mr. Quick seconded the motion which carried unanimously with the eligible members present voting, 5-0 (Dell, Williams, Quick, Fishman and Tepper).

There being no further business, Mrs. Dell adjourned the regular meeting at 7:30 pm

Joint Public Meeting

Capital Budget Presentations FY 2013/14-2020:

Mrs. Dell opened the continuation of the Joint Public Meeting to discuss the Capital Budget. She introduced members of the Planning Board, Kathleen Murphy from the Board of Finance and Frank Cerasoli from the Board of Representatives.

Mr. Williams moved to take the presentations out of order and to begin with the Board of Education. Mrs. Fishman seconded the motion which carried unanimously with the eligible members present voting, 5-0 (Dell, Williams, Quick, Fishman and Tepper).

Peter Privitera from OPM was present to make the presentation to the Board. He described that all the Boards had approved \$35M in capital of which approximately \$6M goes to the Board of Education (BOE). Within this current opportunity of low interest bonds, the Mayor has asked OPM to meet with the BOE to structure a new issue, go back to BOE and issue \$25M and an additional \$18M in bricks and mortars projects. Significant capital is needed in the schools, they want to address real needs and OPM contacted Chairman Dell and informed her and then return to BOE and seek the 18 million as a supplemental appropriation

this year. He indicated that the Board of Education, if this path was approved would not submit any Capital Projects as part of the 13/14 budget year.

The Board next heard presentation for Capital Projects Requests from the Children's Learning Center, Short Term Capital Vehicles, the Police Department, Stamford Fire and Rescue, the Big Five Volunteer Fire Stations and the Ferguson Library.

There being no further business, Mrs. Dell adjourned the meeting at 10:50 pm.

Respectfully Submitted,

Theresa Dell, Chair
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.