

STAMFORD PLANNING BOARD  
REGULAR MEETING MINUTES #3552  
TUESDAY, JUNE 9<sup>th</sup>, 2009  
7<sup>TH</sup> FLOOR CONFERENCE AREA  
888 WASHINGTON BLVD., STAMFORD, CT

---

Stamford Planning Board Members present were: Duane Hill, Theresa Dell, Claire Fishman, and Rose Marie Grosso. Present for staff was Todd Dumais.

***Regular Meeting***

The Chairman, Mr. Duane Hill, called the meeting to order at 7:30 pm.

***Supplemental Capital Project Appropriation Requests:  
Engineering Bureau, Clerk-of-works reimbursement, \$22,200.***

Mr. Dumais described the request. He explained that the reimbursement was for fiber-optic cable work which required a supervision of a clerk-of-works and that the money would be transferred back into the traffic signals account.

Mrs. Dell moved to recommend approval of supplemental capital project request. Mrs. Grosso seconded the motion and it passed unanimously with the members present voting, 4-0. (Hill, Dell, Fishman, and Grosso)

***Lease Agreement between St. Andrew's Episcopal Church & City for alternative school*** Mr. Dumais described the terms of the existing lease agreement and the proposed new lease agreement. Mrs. Fishman asked where the money comes from. Mr. Dumais answered the Board of Education.

Mrs. Grosso moved to recommend approval of the lease agreement. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting, 4-0. (Hill, Dell, Fishman, and Grosso)

***Capital Project Closeout, Housing Development Funds, \$2,000,000***

Mr. Dumais described the closeout. He explained that this item was related to the bridge loan for the Metro Green project. Mr. Dumais stated that this appropriation was a contingent bridge loan for the project in the event that State did not close on their \$2,000,000 commitment in a timely fashion. He added, in April, State closed on their loan to Jonathan Rose for Metro Green and that the City's Bridge Loan is no longer needed.

***Old Business***

***Subdivision Application #3976*** 82 Erskine Road, request for modification of condition 11. Mr. Dumais explained a condition of this subdivision approval was the standard "Filing of a performance bond or other form of surety acceptable to Corporation Counsel for roadway construction, drainage improvements, and streetscape improvements prior to filing of the final map." He stated that the applicant is unable to secure a bond for the work and has requested a modification to the condition which would read: "Filing of a performance bond or other form of surety acceptable to Corporation Counsel for roadway construction, drainage improvements, and streetscape improvements prior to the conveyance of any portion of said parcel or any site development; however, the death of any owner of said parcel shall not, by itself, be deemed a conveyance (note to appear on final map)." Mr. Dumais explained that the developer cannot sell the property

or start any construction unless a bond is posted and added in this particular case, staff did not see a negative because protection was ensured by the proposed language of the modified condition. Mr. Dumais did note that this will be a precedent setting modification and explained that the Board has never, in the past, waived or modified this requirement adding that if protection is included it may not be a bad thing.

After a short discussion, Mrs. Dell moved to recommend approval of the modification of condition 11 of approval for Subdivision 3676 as requested. Mrs. Grosso seconded the motion and it passed unanimously with the members present voting, 4-0. (Hill, Dell, Fishman, and Grosso)

***Zoning Board Referrals:***

**209-15 Harbor Point, Waterside School, Site Plan Approval,**

Mr. Dumais noted that this application does not require the Planning Board to take action because Zoning Board Site and Architectural Plan approvals do not require a referral to the Planning Board. He stated that in this instance the applicant requested to present the application to the Board.

Jackie Olschan, an attorney for the application, introduced the application and the development team. Walter Patrick Smith, project architect, delivered a PowerPoint presentation highlighting the buildings features.

Dunkin Edwards, Executive Director, of the Waterside School then described the history and philosophy of the school. He stated that the Waterside School is an independent school, with no city/state funding, where each family pays what they can afford and 94% of funds are raised privately. Mr. Edwards explained that the school was created in September of 2001 and has since grown to educate grades K-5, accommodating 100 students from 29 countries with a median income of the families around \$39,000. He added that with the construction of the new school building, the Waterside School hopes to expand its enrollment to 200 children.

William Hennessey, an attorney for the applicant, described the project site plan and the building as “fun” with roof serving as outdoor play and learning areas. He stated that the building was designed to utilize the small site by incorporating lots of outdoor learning space.

Mr. Dell asked what he salary cap for attendance at the school was set at. Mr. Edwards explained that approximately 8-10% of students come from families which are over the average family income of \$39,000 a year. Mrs. Dell then asked if capacity is kept at 200 and there is still demand does the school have plans for a middle school? Mr. Edwards answered that they would love to expand to middle school years.

Mr. Hill stated that it was rewarding to see the progress that the school has made and that the new school was consistent with the Harbor Point GDP and applauds the effort.

Mr. Fishman exclaimed that the roof looks exciting and could serve as a good example of how to use a green outdoor space in an urban environment. She asked how high the walls around the roof top play areas were.

Mr. Smith answered 9 feet high and added that the building has hopes of achieving LEED Platinum certification.

***New Business***

Mr. Dumais noted that the Board would not meet next week, June 16<sup>th</sup> for its regularly scheduled meeting.

There being no further business to discuss, Mr. Hill adjourned the meeting at 8:08 pm.

Respectfully Submitted,  
Duane Hill, Chairman

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