

STAMFORD PLANNING BOARD
REGULAR MEETING MOTIONS #3566
TUESDAY, NOVEMBER 24th, 2009
7TH FLOOR CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Duane Hill, Theresa Dell, Rose Marie Grosso, and Jay Tepper. Present for staff were Robin Stein and Todd Dumais.

Regular Meeting

The chairman, Mr. Duane Hill, called the meeting to order at 7:35 pm.

Zoning Board Referrals:

ZB 209-32 – APC Development, LLC, 48 Pleasant Street, Special Exception approval to construct 3 new units under Section 7.3, Historic Bonuses.

Mrs. Dell moved to recommend denial of the application on the grounds that the configuration of the site plan was too dense. Mrs. Grosso seconded the motion and it carried unanimously with the members present voting, 4-0. (Hill, Dell, Grosso and Tepper)

ZB 209-35 – 72 CUMMINGS POINT ROAD, LLC, Text Change to amend Article III Section 7.6-E (4); Section 9 -M; Article V Section 17-E and Section 19.2.4. by increasing the permitted extensions of time for zoning approvals.

Mr. Tepper moved to recommend approval of the text change application. Mrs. Dell seconded the motion and it carried unanimously with the members present voting, 4-0. (Hill, Dell, Grosso and Tepper)

ZB 209-37 - Yale & Towne SPE, LLC, Text Change to amend Article IV, Section 14, Dispensing of Alcoholic Liquors by adding the zoning districts V-C, SRD-N & SRD-S to Subsection M and SRD-N & SRD-S to Subsection O.

Mrs. Dell moved to recommend approval of the text change application. Mr. Tepper seconded the motion and it carried unanimously with the members present voting, 4-0. (Hill, Dell, Grosso and Tepper)

ZB 209-24 – Richard Redniss, Text Change to amend Article II, Section 3, the definition of “sign, area” and to amend article IV, Section 13-H (9) to modify the transfer signage rights to allow the transfer of rights from one building façade to another or to the face of an attached garage wall and to increase the permitted square footage for ground signage on properties with multiple street frontages.

Mr. Tepper moved to recommend approval of the text change application. Mrs. Dell seconded the motion and it carried unanimously with the members present voting, 4-0. (Hill, Dell, Grosso and Tepper)

ZB 209-36 – RFR Realty, LLC, Special Exception per Article 13-H(9) to allow the transfer of signage rights and additional ground signs for building identification purposes.

Mrs. Dell moved to recommend approval of the special exception application. Mr. Grosso seconded the motion and it carried unanimously with the members present voting, 4-0. (Hill, Dell, Grosso and Tepper)

Approval of Meeting Minutes:

August 25th, 2009 Minutes.

No action was taken on the minutes of 8/25/09 due to an insufficient number of eligible voting Board members.

September 22nd, 2009 Minutes.

Mr. Tepper moved approval of the meeting minutes. Mrs. Grosso seconded the motion and it passed unanimously with the members present voting, 4-0. (Hill, Dell, Grosso and Tepper)

September 29th, 2009 Minutes.

Mrs. Dell moved approval of the meeting minutes. Mr. Tepper seconded the motion and it passed unanimously with the members present voting, 3-0. (Hill, Dell, and Tepper, with Mrs. Grosso ineligible to vote)

October 13th, 2009 Minutes.

Mr. Tepper moved approval of the meeting minutes. Mrs. Grosso seconded the motion and it passed unanimously with the members present voting, 4-0. (Hill, Dell, Grosso and Tepper)

October 20th, 2009 Minutes.

Mr. Tepper moved approval of the meeting minutes. Mrs. Grosso seconded the motion and it passed unanimously with the members present voting, 4-0. (Hill, Dell, Grosso and Tepper)

October 27th, 2009 Minutes.

Mr. Tepper moved approval of the meeting minutes. Mrs. Dell seconded the motion and it passed unanimously with the members present voting, 3-0. (Dell, Grosso and Tepper, with Mr. Hill ineligible to vote)

November 2nd, 2009 Minutes.

No action was taken on the minutes of 8/25/09 due to an insufficient number of eligible voting Board members.

Old Business

Subdivision #3937, 431 Eden Road & 37 & 57 Old Well Road, Request to modify conditions of approval.

Mrs. Dell moved approval of the request to modify the subdivision conditions of approval. Mrs. Grosso seconded the motion and it passed unanimously with the members present voting, 4-0. (Hill, Dell, Grosso and Tepper)

Mr. Hill adjourned the meeting at 10:15 am.

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 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.