

STAMFORD PLANNING BOARD
PUBLIC HEARING & REGULAR MEETING MINUTES # 3510
TUESDAY, DECEMBER 11th, 2007
7TH FLOOR CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Claire Fishman, John Garnjost, Duane Hill, Michael Raduazzo, and Jay Tepper. Staff members present were: Robin Stein and Todd Dumais.

The Chairman, Mr. Duane Hill, opened the meeting at 7:30 PM.

Regular Meeting:

Lease Modification Agreement between Antares & City of Stamford for Police Substation in the South End. Mr. Stein described the details of the modification of the lease agreement to the Board.

Mr. Tepper moved to recommend approval of the modification to the lease Agreement. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting.

The Chairman adjourned the Regular Meeting until the conclusion of the Public Hearing.

Public Hearing:

The Chairman, Mr. Duane Hill, opened the Public Hearing portion of the meeting at 7:40 PM. Mr. John Garnjost read the legal notice, with the Chairman listing, for the record, the members of the Board and Staff present.

Subdivision Application #3967 of John Barcello. For subdivision of property into 2 parcels. Property is located at eastside of Cedar Heights Road. Known as 217 Cedar Heights Road.

Mr. Ron Gold, attorney for the applicant, presented the subdivision application to the Board. Mr. Gold began by explaining the history of the previously unsuccessful subdivision application for the property. He noted that in that application there was not a Public Hearing and that in this application, the applicant requested a Public Hearing in an effort to better explain the subdivision and answer any questions that the Board or Staff may have.

Mr. Gold then presented a certificate of mailing to the Board and a "Compendium of Exhibits." He then referenced the original stated reasons of denial and explained how they were addressed or not accurate. Mr. Gold referenced Exhibit 4 from the "Compendium of Exhibits" explaining contrary to EPB staff comments, the subdivision does not require extensive alterations of the land.

Mr. John E. Pugliesi, project engineer, described drainage improvements, the driveway sightline easement and the planting plan.

Mr. Tepper questioned the functionality of having the conservation area in the rear of both lots split between the two lots and encourage the applicant to investigate the reconfiguration of the property lines to place the area solely into one of the lots.

Mr. Stein had several questions regarding the lot line arrangement, the required minimum size of listed trees, the retaining walls, and the purpose of the hatched area on the subdivision maps. Mr. Gold and Mr. Pugliesi answered each question.

The Chairmen then asked if there were any members of the public present wishing to speak in favor of, in opposition to, or neither in favor of or opposition to the application. No members of the public were present.

The Chairman closed the Public Hearing portion of the meeting at 8:40 PM.

Regular Meeting:

Zoning Board Referral:

ZB 207-54, Liberty Development Group, LLC, Special exception for below market rate housing requirement as part of a 51 unit development at 61 Liberty Street. Mr. Stein described the application to the Board.

Mr. Tepper moved to recommend approval of the special exception. Mr. Raduazzo seconded the motion and it passed unanimously with the members present voting.

Capital Budget FY 2008/09-2015

Mr. Stein informed the Board that the safe debt limit would be out on Saturday. The Board then discussed adjustments to the 2008/2009 Capital Budget department requests, including the out years.

Old Business:

Subdivision #3963, 300 Stillwater Ave., request for an extension of time to file final map. Mr. Stein described the request to the Board.

Mr. Tepper moved to recommend approval of the special exception. Mr. Garnjost seconded the motion and it passed unanimously with the members present voting.

New Business

None

There being no further business or comments, the Chairman closed the meeting at 9:40 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 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.