

MINUTES OF PLANNING BOARD REGULAR MEETING #3286
FEBRUARY 13, 2001
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; Marggie Laurie; Rose Grosso; and Claire Fishman. Present for staff: Robin Stein, Land Use Bureau Chief.

Mr. Hill opened the meeting at 7:30 P.M. He introduced Mrs. Grosso a new member of the Board.

Supplemental Capital Project Appropriation Request for Thermal Imaging Units, \$98,000

Sandra Denies and the Chief of the Turn of River Fire Department explained the need for and use of the equipment.

On a motion by Mrs. Laurie, seconded by Mrs. Fishman, the Board voted unanimously to recommend approval.

Zoning Board Referrals:

APPL #20-032 City of Stamford Text Change to amend Section 3, Definitions #94 Sign, Section 13 – Sign Regulations, Section 17 – Applications and Permits, Section 9 B, Section 9 BBB, Section 9 BBBB, Section 9 C, Section 9 H, and Section 11 C8.

Mr. Stein and Andrew McDonald presented the application explaining that it will bring the sign regulations into conformance with present status of law with regard to commercial and non-commercial speech. They explained that the new text provides better definitions and more streamlined procedures.

On a motion by Mrs. Fishman, seconded by Mrs. Laurie, the Board voted unanimously to recommend approval.

APPL #201-02 Park Square West LLC and City of Stamford Urban Redevelopment Commission requesting Special Exception for parking reduction and rear setback waiver.

Michael Cacace, Bruce Goldberg and Julie Walpole presented the application. They described the glass enclosure in the rear yard which will become a winter garden. They explained that freed up parking in the municipal garage will be available to the public and said that the proposals are consistent with the URC approved plan.

On a motion by Mrs. Laurie, seconded by Mrs. Fishman, the Board voted to recommend approval. Mrs. Grosso recused herself.

Zoning Board of Appeals Referral:

ZBA Appl. 026-01 Shelly DeVeaux for Bibleway Church requesting Variance of Section 12 to reduce parking requirement by five spaces at 157 Selleck Street in the C-N Neighborhood Business District.

Mr. Stein explained that the applicant is requesting a Special Exception to utilize the second floor for church use and a Variance is not needed. On a motion by Mrs. Laurie, seconded by Mrs. Fishman, the Board voted unanimously to recommend approval.

ZBA Appl. 029-01 Neighborhood Housing Services of Stamford and Mutual Housing Association of Southwestern Connecticut requesting Variance of Appendix B, yard requirements and building coverage, to construct 19 townhouses at 18, 22, 26, 30 Spruce Street in the R-MF Multiple Family Designed District.

Jim Evans, Larry Kluetsch and Madison Smith explained that these variances would create needed open space. They said due to the odd shape of the site the variances would enhance the design quality and have no impact on the neighbors. They said that the plan is consistent with the rest of the neighborhood. On a motion by Mrs. Laurie, seconded by Mrs. Grosso, the Board voted unanimously to recommend approval.

ZBA Appl. 031-01 Alvin McKeithen requesting Variance of Section 9, G, 4b minimum lot area to add three units at the rear of an existing two family dwelling at 164 Franklin Street in the R-MF Multiple Family Designed District.

The Board determined that the Zoning Regulations do not permit three additional units on the lot. On a motion by Mrs. Fishman, seconded by Mrs. Grosso, the Board voted unanimously to recommend approval of a variance for two more units.

Correspondence from Richard Cunningham, Esq. regarding Subdivision #3770 requesting extension of time for filing map.

On a motion by Mrs. Laurie, seconded by Mrs. Grosso, the Board voted unanimously to approve the request.

Minutes for Approval:
#3284 - January 30, 2001 – unanimously approved

The meeting was adjourned at 9:05 PM.

Respectfully submitted,
Duane Hill, Chairman
Stamford Planning Board

Note: These proceedings were recorded on tape and are available for review during regular business hours.