

STAMFORD PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES, TUESDAY, NOVEMBER 12, 2013
4th FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chair, Claire Fishman, Roger Quick, Zbigniew Naumowicz, Jay Tepper, Michael Totilo, and Dudley Williams. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner. Other City officials present: James Hricay, Director of OPM and Anthony Romano of OPM. The representatives from the Board of Finance and the Board of Representatives were unable to attend due to their respective Boards were holding their last meeting with the current Board members.

Ms. Dell called the regular meeting to order at 6:35 p.m. and announced that the regular public meeting would be followed by the Joint Public Meeting on the 2014/15 Capital Budget.

Regular Meeting (Followed immediately by the Joint Public Meeting)

1. Zoning Board Appeals Referrals:

- a) **ZBA Appl. 069-13 167 Vine Road**, a variance to provide relief from side yard setback requirements of 16.6 feet instead of the required 20 feet for the R-20 zone; in addition, the applicant is asking relief for a total setback of 32.8 feet in lieu of the required 40 feet. The Board had no items to discuss so Mr. Williams moved to recommend approval of ZBA Appl. 069-13; Mr. Quick seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo and Williams).
- b) **ZBA Appl. 070-13 40 Flying Cloud Road**, a variance to provide relief from rear yard setback requirements of 22.8 feet instead of the required 30 feet to add a window seat to the house; in addition, the applicant is asking relief for a total setback of 28.3 feet in lieu of the required 30 feet for a dormer. The Board had no items to discuss so Ms. Fishman moved to recommend approval of ZBA Appl. 070-13; Mr. Totilo seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo and Williams).
- c) **ZBA Appl. 071-13 264 Mill Road**, a variance to provide relief from side yard setback requirements of 10.5 feet instead of the required 15.0 feet. After a brief discussion, the Board unanimously tabled acting on ZBA Appl. 071-13 until provided with following additional information in order to render an Planning Board opinion to the ZBA:
 - (a) How is the proposed addition considered being over an existing footprint when it clearly is over the existing deck?; and
 - (b) re-write reasoning that "additional bedrooms are needed to accommodate a growing family" is not a hardship.
- d) **ZBA Appl. 079-13 40 Woodbine Way**, a variance of Section 6A Accessory Buildings to allow an accessory structures (AC unit and generator) to be allowed in the front yard. After a brief discussion, the Board unanimously tabled acting on ZBA Appl. 079-13 until provided with following additional information in order to render an Planning Board opinion to the ZBA: (1) reasoning why the accessory structures needed to be located at that part of the house, instead of facing Cascade Road, (2) a more detailed first floor plan, and (3) the location of the fuel tank.

2. Planning Board Meeting Minutes: Meeting of 10/29/13 – The Board tabled acting on the Minutes in the packet since due to the Holiday, they only received the minutes.

Old Business

Ms. Dell reminded the Board that the Master Plan Fall Citizen Participation Summary Meeting was taking place on Wednesday, November 13th at the Ferguson Library starting at 7:00 p.m. and invited all the members to attend as possible. Mr. Quick pointed out that there was also scheduled a Public Scoping Meeting for the Atlantic Avenue Rail Bridge to take place next Tuesday starting at 6:00 p.m., after some discussion, Mr. Naumowicz volunteered to attend and report back to the Board.

Joint Public Meeting* (To Start immediately after the Planning Board Business Meeting)

Capital Budget Presentations FY 2014/15-2021:

- A. Operations: Land Use – Administration
- B. Childcare Learning Center – Capital
- C. Short Term Financing – Capital
- D. Short Term Financing – Capital
- E. Operations: Public Services - Fleet Management
- F. Operations: Public Services - Solid Waste
- G. Operations: Engineering – Engineering
- H. Operations: Engineering - Traffic Engineering
- I. Administration - Maintenance Facilities
- J. Administration - Maintenance Parks
- K. Special Revenue - Parking Fund
- L. Special Revenue - Water Pollution Control

Old Business

Ms. Dell reported that the Master Plan had finished its public workshop phase and the next public meeting is scheduled for Wednesday, November 13th at the Ferguson Library. She invited the members and audience to attend.

Ms. Dell reminded the Board that the next meetings on 11/19th will start at 6:30 p.m. instead of 7:00 p.m. on the 7th Floor.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 10:10 p.m.

Respectfully Submitted,

Claire Fishman, Secretary
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.