

**MINUTES OF THE ZONING BOARD REGULAR
MEETING ON MONDAY, MAY 20, 2013, 7:00 P.M.,
7TH FLOOR, LAND USE CONFERENCE AREA,
STAMFORD, CONNECTICUT**

Present for the Board: Thomas Mills, Bill Morris, Harry Parson and Kathleen Donahue. Present for staff: Norman F. Cole, Land Use Bureau Chief and David Killeen, Associate Planner

REGULAR MEETING

Mr. Mills called the meeting to order at 7:00 p.m. Mr. Mills seated Alternate Donahue in the absence of Board Members Cosentini and Michelson.

APPROVAL OF MINUTES:

Minutes of May 6, 2013 were tabled to the next meeting.

PENDING APPLICATIONS:

1. **CSPR-931 – VAUGHN, 16 Joshua Slocum Dock**, install a generator and 500 gallon below ground propane tank on side yard of single family dwelling in an R-7-1/2 zoned coastal flood area (*continued from May 6, 2013*).

Mr. Mills asked if additional information had been provided. Mr. Killeen explained the information submitted on the tank specifications. The Zoning Board discussed how to monitor the buried propane tank and suggested placing a notice of warranted life in the approval condition. The Board agreed to add this condition.

After further discussion, Mr. Parson moved to approve the Coastal Site Plan Review application. Seconded by Ms. Donahue and approved, 3 to 1 with the eligible members voting (Mills, Parson and Donahue in favor and Morris opposed).

2. **Motor Vehicle Application DMV-030 – Sal Lobalbo, 42-52 Camp Avenue**, expansion of existing vehicle repair facility to adjacent building with operation under General Repairer License in an M-L zone.

Mr. Killeen explained the application and reviewed the site plan requesting approval to construct a building to store and detail cars on a lot currently used to store cars. Mr. Cole suggested that the WPCA determine if any floor drains should connect to a sanitary sewer.

Mr. Mills asked to restrict the application to specify and limit the use to storage, detailing and waxing of cars. The Board discussed not allowing parking of cars between Ryan Street and the building and also asked that the lots be landscaped. The Board asked that EPB approve a drainage plan prior to the Applicant obtaining a Building Permit. The Board wants to exclude any car washing at this site.

After further discussion, Ms. Donahue moved to approve the DMV application with 11 conditions. Seconded by Mr. Parson and approved, 4 to 0 with the eligible members voting (Mills, Parson, Morris and Donahue).

OLD BUSINESS

1. **CSPR-907 – FOSTER, 77 Weed Avenue**, demolish existing dwelling and construct a new two family residence in an R-5 district in a coastal flood hazard area zone at 77 Weed Avenue (*request for time extension*).

The Board discussed the time extension despite that the permit has lapsed.

After further discussion, Ms. Donahue moved to deny the time extension. Seconded by Mr. Morris and the denial passed, 4 to 0 with the eligible members voting (Mills, Parson, Morris and Donahue).

2. **APPL. 208-05 ANTARES HARBOR POINT**, General Development Plan, Condition #7, 14 Acre Working Boatyard and Full Service Marina status updates, Cease & Desist Order and requested items.

William Buckley provided an update to the Board on the remediation work and noted that the sheet-piling materials were scheduled to be delivered this Thursday. Mr. Buckley explained plans to control dust including a sprinkler system. Mr. Buckley estimated 4.5 months to complete the remediation work. Over-sheeting will be complete by October or November 2013.

Mr. Mills asked for the next update to be given to the Board at the next scheduled meeting of June 3, 2013.

Attorney John Freeman said he's meeting with the Loft Artists and exploring the business model of the New Haven Creative Arts Workshop. He said no final agreement has been made on the License Agreement.

Mr. Mills noted that without the Agreement, the Board was taking no further action on the Boatyard application.

3. **APPL. 211-15 – RMS FRANKLIN, LLC & JFFS REALTY, LLC**, change in exterior architectural materials.

Mr. Cole read a letter asking that discussion of architectural materials for this application be postponed to the next meeting because Mr. Salvatore would like to be present for the discussion and his schedule did not allow him to be present tonight.

NEW BUSINESS

Discussion was tabled regarding the Bridgewater Headquarter applications.

Discussion of Public Hearing notice for Commercial development projects. The Board Members discussed the Letter sent from Harry Day, Chair, Land Use-Urban Redevelopment Committee of the Board of Representatives of the City of Stamford dated April 15, 2013. Staff requested time to conduct further research and formulate a proposal for consideration by the Board.

ADJOURNMENT

There being no further business, Mr. Mills adjourned the meeting at 8:25pm.

Respectfully submitted,

Thomas R. Mills, Chair
Stamford Zoning Board