

MINUTES OF PLANNING BOARD REGULAR
MEETING #3479 TUESDAY, JANUARY 16, 2007,
7TH FLOOR CONFERENCE ROOM, GOVERNMENT
CENTER, 888 WASHINGTON BLVD., STAMFORD,
CT

Present for the Board were: Duane Hill, Chairman; Theresa Dell; Claire Fishman; Rose Marie Grosso; and Jay Tepper. Present for staff: Robert M. Stein, Jr., Land Use Bureau Chief.

The Chairman, Mr. Hill, opened this portion of the meeting at 7:10 P.M.

Zoning Board Referrals:

ZB 206-54 Garden Homes Prospect Street Limited Partnership, 111

Prospect Street: text change to amend Article IV, Section (10)(H) by substituting "Downtown Boundary" with "Master Plan Category 10 (Downtown corridor) or Master Plan Category 11 (Downtown core);" and to add to Section 10(H)(1), residential density and BMR units.

John Leydon, Richard Freeman and Andrew Hennessey explained the project. It will consist of the adaptive reuse of a commercial building into 55 studio residential units with 15% affordable. The Board members expressed concern over the wording of the application, which contained differences in the amenities for the units. Mr. Freeman agreed to delete that reference. Mr. Tepper moved to recommend approval subject to the deletion discussed. Mrs. Dell seconded the motion and it passed with the members present voting.

ZB 206-55 Garden Homes Prospect Street Limited Partnership, 111

Prospect Street: special exception to construct 55 dwelling units within an office building at 111 Prospect Street. After discussion with Mr. Leydon and Mr. Freeman, Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with the members present voting.

ZB 206-53 Garden Homes Cinema Limited partnership, 990 Hope Street:

special exception to permit four new apartments in the lower level of an existing building (cinema) at 990 Hope Street. Mr. Leydon and Mr. Freeman explained the project to add four apartments in previously defined commercial space. Ms. Nester, an abutting neighbor expressed concerns over screening and parking. Mr. Tepper moved to recommend approval subject to the inclusion by the Zoning Board of screening and a parking management plan. Mrs. Fishman seconded the motion and it passed with the members present voting.

Old Business

Subdivision #3937, 431 Eden Rd. Mrs. Dell moved to add this item to the agenda. Mrs. Dell moved to recommend approval. . Mrs. Grosso seconded the motion and it passed with the members present voting. Mrs. Grosso moved to approve the granting of the extension. Mrs. Dell moved to recommend approval. Mrs. Dell seconded the motion and it passed with the members present voting.

There being no additional business the meeting was adjourned at 8:30 P.M.

Respectfully Submitted
Rose Marie Grosso, Secretary

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