

MINUTES OF PLANNING BOARD REGULAR
MEETING #3455 TUESDAY, JUNE 6, 2006
7TH FLOOR CONFERENCE ROOM,
GOVERNMENT CENTER,
888 WASHINGTON BLVD., STAMFORD, CT

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

Supplemental Capital Request, Engineering, School Readiness Expansion, \$1,000,000

The City Engineer and Grants Director explained the proposal. Mr. Garnjost moved to recommend approval. Mrs. Grosso seconded the motion and it passed with the regular members voting.

Zoning Board Referrals:

ZB - Appl. 206-22 Cytec Industries, text amendment MX-D District to permit large scale retail uses in combination with industrial uses. At the request of the applicant, this item was tabled.

Zoning Board of Appeals:

ZBA – Appl. 067-06 Gulafshan & Mehboob Alavi variances of side yard setback & coverage to construct an addition to a dwelling at 31 Marian Street. Mrs. Grosso moved to recommend approval. Mrs. Dell seconded the motion and it passed with the regular members voting.

ZBA – Appl. 068-06 Gregory & Janice Burns variance of lot area to construct an additional unit to an existing seven unit building at 23 Oak Street. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with the regular members voting.

ZBA – Appl. 070-06 Carlos Fajardo variance of lot area to add a second unit to a dwelling at 151 Rock Spring Road. The Board members agreed that the proposed development was excessive given the limited lot area. Mrs. Dell moved to recommend denial. Mrs. Fishman seconded the motion and it passed with the regular members voting.

ZBA – Appl. 074-06 Edward & Polly Trott variances of setbacks and coverage to construct an addition to a dwelling at 97 Sea Beach Drive. The Board members agreed that the proposed additions were excessive given the limited lot area and existing structures. Mrs. Fishman moved to recommend denial. Mr. Garnjost seconded the motion and it passed with the regular members voting.

ZBA – Appl. 076-06 Waterside Power LLC modification of special exception to add facilities to peak power generating plant at 17 Amelia Place. Mr. Hennessey and Mr. Atkins explained the application. Mr. Garnjost moved to recommend approval. Mrs. Grosso seconded the motion and it passed with the regular members voting.

ZBA – Appl. 078-06 Chris & Stephanie Rossi variances of front yard setback and number of stories to replace an existing dwelling with a new dwelling at 66 Apple Tree Drive. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with the regular members voting.

ZBA – Appl. 079-06 Atilo Albitres variances of setback and coverage to construct a second floor addition to a dwelling at 1152 Shippan Avenue. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with the regular members voting.

ZBA – Appl. 080-06 Mary Elizabeth Simpson special exception to construct a 25' high barn at 88 Farms Road. Mr. Garnjost moved to recommend approval. Mrs. Fishman seconded the motion and it passed with the regular members voting.

There being no additional business, the meeting was adjourned at 10:00 PM.

Respectfully Submitted
Rose Marie Grosso, Secretary

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