

MINUTES OF PLANNING BOARD PUBLIC  
HEARING AND REGULAR MEETING  
#3386 TUESDAY, MARCH 23, 2004  
4<sup>TH</sup> FLOOR CAFETERIA, GOVERNMENT  
CENTER, 888 WASHINGTON BLVD., STAMFORD,  
CT.

Present for the Board were: Duane Hill, Chairman; John T. Garnjost; Rose Marie Grosso; Theresa Dell; and Claire Fishman. Present for staff: Robin Stein, Land Use Bureau Chief.

The Chairman, Mr. Hill, opened the public hearing at 7:30 PM. The secretary read the legal notice.

Subdivisions:

**Subdivision #3863 Kathryn Barrett-Park & Thomas M. Park for subdivision into 2 parcels located on the north side of Haviland Road. Known as 519 Haviland Road.**

Mr. John Leyden, Esq. presented for the applicant. He stated that the two 3 acre lots were consistent with the neighborhood. He said that they conformed with zoning and also with a deed restriction, which required lots to be at least 3 acres in size. He said that the developer would provide plantings to screen the property to the west.

Attorney Randy Lovallo spoke on behalf of the Pursley family. He referred to the 1931 deed and asked that the side yard setback conform to the RA-3 zone requirements of 35 feet. He also asked that the stonewalls be saved and that the driveway be placed on the easterly side of the property.

John Milone, Engineer, suggested revising the lot layout and questioned the engineering analysis of the wetlands, septic system and drainage system.

Several neighbors spoke in opposition stating that the development would have a negative impact on the area and change the rural character of the neighborhood.

John Pugliesi, engineer for the applicant, stated that the wetlands delineation, drainage plan and septic analysis all met the City's requirements. He stated that the proposed alternative layout was tortured.

There being no further public comment, this portion of the public hearing was closed.

**Subdivision #3868 of Edward & Lisa Nemchek for subdivision into 2 parcels located on the west side of Long Ridge Road. Known as 1336 Long Ridge Road.**

Attorney Ed Nemchek presented the application, which was part of a previously approved subdivision. He said that they will use a common driveway to serve 3 homes and that the State DOT had already approved the driveway access.

There being no further comments, the public hearing was closed at 9:20 PM.

**Regular Meeting:**

The Chairman, Mr. Hill, opened the regular meeting at 6:45 PM. The meeting was recessed during the public hearing and reconvened at 9:25.

**Zoning Board Referrals:**

**ZB Appl. #203-28 Grace Realty LLC** requesting a map amendment to change property from M-G to R-5 on the south side of Maple Tree Avenue. Mr. Stein stated that this proposal was consistent with the recently amended Master Plan. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously with those present voting.

**ZB Appl. #204-01 Target Corporation** requesting a text amendment to allow, by special exception, blade signs in the CCN District and **#204-02 Target Corporation** requesting a special exception to permit a specific blade sign proposed by Target at 33 Broad Street.

Attorney Bill Hennessey presented for the applicant. He stated that the proposed signage was consistent with the Master Plan's objective for a vibrant downtown. He agreed to modify the application to limit the height of the sign to no higher than the parapet. After discussion, Mrs. Grosso moved to recommend approval of 204-01. Mrs. Dell seconded the motion and it passed unanimously with those present voting. Mrs. Fishman moved to recommend approval of 2-4-02. Mrs. Grosso seconded the motion and it passed unanimously.

**ZB Appl. #204-04 Richard Redniss** requesting a text amendment to Section 7-C.3 regarding covered porches within the front setback. Mr. Redniss reviewed the application and stated that the neighbors now supported the project. After discussion, Mr. Garnjost moved to recommend approval. Mrs. Fishman seconded the motion and it passed unanimously with those present voting.

**Zoning Board of Appeals Referrals:**

**ZBA #020-04 James Adelson** requesting variances of frontage in order to create a three-lot subdivision at 348 High Ridge Road. The Board members

agreed that the requested variance was excessive and that it would lead to overly intensive development contrary to the Master plan. Mrs. Grosso moved to recommend denial. Mrs. Dell seconded the motion and it passed unanimously.

**ZBA #021-04 Church of Jesus Christ of the Latter Day Saints** requesting a special exception to expand parking for a church at 834 Stillwater Road. The Board deferred action on this item pending receipt of additional information.

**ZBA #019-04 Carl Franzetti** requesting a variance of coverage to expand a garage and construct an addition to a residence at 61 High Clear Drive. After discussion, Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously with those present voting.

**Correspondence:**

**Letter from Thalia Komninos** requesting extension of time for **Subdivision #3858**. Mrs. Grosso moved to approve the requested extension of time for map filing. Mrs. Dell seconded the motion and it passed unanimously with those present voting.

There being no further business, the meeting was adjourned at 9:45 PM.

Respectfully submitted,  
Maggie Laurie, Secretary

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