

MINUTES OF PLANNING BOARD REGULAR
MEETING #3394 TUESDAY, JUNE 22, 2004
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. Present for staff: Robin Stein, Land Use Bureau Chief.

The Chairman, Mr. Hill, opened the meeting at 7:30 PM.

Zoning Board of Appeals, Referrals:

ZBA APPL. #058-04 Post Road II, LLC requesting variances of floor area ratio and setbacks in order to construct a building for retail use at 789 East Main Street. After discussion, Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously with those present voting.

ZBA APPL. #072-04 Felix Callari requesting variances to expand a non-conforming use, to reduce the front setback and replace existing signs in order to replace an existing auto service center at 838/860 East Main Street. As this item was not on the original agenda, Mrs. Grosso moved to consider the item. Mrs. Dell seconded the motion and it passed with those present voting. Mr. Redniss presented the application and stated that the proposed signage would be less than the existing signage. Mrs. Fishman moved to recommend approval. Mrs. Dell seconded the motion and it passed with those members present voting.

Zoning Board Referrals:

ZB Appl. #204-09 Richard Redniss, requesting a text change to the MXD-B District & adding a new definition, Live-Work. The Board agreed to table this item.

ZB Appl. #204-12, Zoning Text Change, Richard W. Redniss

To Amend P-D Planned Development District regulations regarding building coverage, setbacks and tandem/elevator parking. Mr. Redniss reviewed this item and explained several modifications to the text. HE agreed to add language requiring a parking management plan and additional landscaping. Mrs. Dell moved to recommend approval. Mrs. Fishman seconded the motion and it passed unanimously with those present voting.

ZB Appl. #204-13, Zoning Map Change, Rockledge LLC

To Change to P-D Planned Development District property now zoned R-H, located at 68-78 Forest Street and 96 Grove Street. After discussion, Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously with those present voting.

ZB Appl. #204-14, Zoning Special Exception and General Plan (PD)

Special Exception – off-site construction of Below Market Rate housing.

General Plan – 83 unit High-Rise Residential Building. Mr. Redniss that reviewed the application and explained that small existing units on the site would be demolished. He said that they would prepare both relocation and affordable housing plans. He said that they planned to build affordable units off-site, which would contain a mix of unit type. Mr. Hill noted that this proposal would provide additional diverse housing in conformance with the Master Plan. Mrs. Grosso moved to recommend approval. Mrs. Fishman seconded the motion and it passed unanimously with those present voting.

Correspondence:

Letter from Robin Tarry requesting an extension of time to file a map for Subdivision #3865. Mrs. Grosso moved to grant the extension of time. Mrs. Dell seconded the motion and it passed unanimously with those present voting.

Letter from Attorney Steven Baron requesting clarification of condition regarding driveways for Subdivision #3493 Brookhollow Lane (#69). Mr. Hennessey, representing the applicant, stated that the subdivision condition was vague. He said that the City Engineer had reviewed the proposed common drive and drainage and found the proposal to be satisfactory. Mrs. Grosso moved to approve the revision as proposed. Mrs. Dell seconded the motion and it passed with those members present voting.

Minutes:

The Board approved the following sets of minutes:

- #3384 Regular meeting February 17, 2004
- #3384 Public Hearing February 17, 2004
- #3385 Regular Meeting February 24, 2004

There being no additional business, the meeting was adjourned at 10:15 PM.

Respectfully Submitted
Maggie Laurie, Secretary

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