

MINUTES OF PLANNING BOARD SPECIAL
MEETING #3396, WEDNESDAY, JULY 21, 2004,
7TH FLOOR CONFERENCE ROOM, GOVERNMENT
CENTER, 888 WASHINGTON BLVD.
STAMFORD, CT

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

The Chairman, Mr. Hill, opened the meeting at 6:00 P.M.

Review of Land Use Planning Initiatives: Neighborhoods, Parks, and Mill River.

The Land Use staff members made the following presentations:
Mill River planning by Milton Puryear, consultant with the Trust for Public Lands and David Emerson, Executive Director Environmental Protection Board. They reviewed the Mill River Restoration/Dam Removal, Master Conceptual Design Plan, Main Street Bridge, Trail system and Playground.

Transportation Plans by Tom Bruccoleri, which included initiatives in traffic calming, trail networks, improved pedestrian safety, multi-modal study, East Main Street Corridor study, Greenwich Avenue study and Spring Street reconstruction.

The Chairman Duane Hill stated that there is not enough understanding and appreciation of traffic improvements in the city.

Park planning projects, by Erin McKenna, which included Scalzi Park, Mianus River Park, Rosa Hartman Park and Barrett Park.
Mr. Stein stated that additional planning initiatives included Glenbrook-Springdale neighborhood planning, zoning implementation and pre-disaster mitigation planning.

Zoning Board of Appeals Referral:

ZBA #060-04 Carmine Coppola requesting a frontage variance to subdivide property at 54 Maltbie Avenue. The Planning Board voted unanimously to recommend approval of the variance. Mrs. Grosso noted that the parcel, which is proposed for subdivision, is 1.1 acres in area and therefore could be considered for subdivision without causing undue crowding or negative impact on adjoining properties. Even though the parcel is located in the R-10 District, the size and layout of the proposed lots meets the general requirements of the R-20 District, which does permit accessway lots. Mrs. Dell moved to recommend

approval. Mrs. Grosso seconded the motion and it passed unanimously with those present voting.

Master Plan:

Master Plan Amendment MP-379 Pitney Bowes. The Board continued its review of the application to “land” Land use Category #12 on the Pitney Bowes 20 acre factory site in the South End. Mr. Hill reviewed the objectives of the Master Plan as they related to Category 12—Mixed-Use Overlay. It was the consensus of the Board that the proposal was consistent with the Master Plan. Mr. Hill added that the city should review the Harbor Plan, by Sasaki, since it did not contemplate the proposed change to the Pitney Bowes site. After further discussion, Mrs. Grosso moved to approve the Master Plan Amendment. Mrs. Dell seconded the motion and it passed unanimously with those members present voting.

Zoning Board Referral:

ZB 204-20, Lee Giannattasio requesting a special exception under the Historic Bonus Section 7.2 to add units to an existing building at 177-179 West Avenue. After discussion, Mrs. Grosso moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously with those present voting.

There being no further business, the meeting was adjourned at 9:30 PM.

Respectfully Submitted
Duane Hill, Chairman

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