

MINUTES OF PLANNING BOARD REGULAR
MEETING #3410 TUESDAY, DECEMBER 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: Robert M. Stein, Jr., Land Use Bureau Chief.

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

Election of Officers:

Mrs. Grosso nominated Mr. Hill for Chairman. Mr. Garnjost seconded the motion and it passed unanimously with those present voting.

Mrs. Fishman nominated Mrs. Dell for Vice-Chairman. Mrs. Grosso seconded the motion and it passed unanimously with those present voting.

Mr. Garnjost nominated Mrs. Grosso for Secretary. Mrs. Fishman seconded the motion and it passed unanimously with those present voting.

Zoning Board Referrals:

Appl. 204-43 Davidoff & Daughters Development LLC requesting a special exception for 22 dwelling units at 160 Glenbrook Rd. and 4 "off-site" BMR units. Mr. Hennessey and Mr. Redniss presented the application and stated that the proposal would redevelop the former homestead Health Center into condominium units. Included would be off-site below market rate units. After discussion, Mrs. Fishman moved to recommend approval. Mrs. Grosso seconded the motion and it passed with those present voting.

Appl. 204-44 RMS-Maple Tree LLC requesting a special exception for 63 dwelling units including 7.25 BMR units at 39 Maple tree Ave. Mr. Hennessey and Randy Salvatore, developer, explained that the Planning Board had previously approved the Master Plan amendment. This proposal would provide seven below market rate units on site. After discussion, Mrs. Grosso moved to recommend approval. Mrs. Dell seconded the motion and it passed with those present voting.

Capital Budget Review

Mr. Garnjost reported on a meeting with Mr. DiMattia and Mr. Gambino regarding the phasing of the Library. Mr. Garnjost stated that the HVAC up-grade can be deferred so that the priority is to complete the main library renovation.

The Board agreed to increase the police car replacement item to \$500,000.

Land Use Operating Budget

Mr. Stein reported on the proposed Land Use Bureau's operating budget submittal.

There being no additional business, the meeting was adjourned at 9:15 P.M.

Respectfully Submitted
Rose Marie Grosso, Secretary

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