

MINUTES OF PLANNING BOARD REGULAR
MEETING #3365 TUESDAY, JUNE 17, 2003,
7TH FLOOR CONFERENCE ROOM, GOVERNMENT
CENTER, 888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; John Garnjost; Marggie Laurie; 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 7:30 PM.

Correspondence:

Lease Agreement – City of Stamford & Saturn of Stamford. Deputy Corporation Counsel Sybil Richards explained the terms of the lease. The Board members expressed concern over the number of spaces committed to Saturn, the peak occupancy of the garage and the process of leasing spaces on a long-term basis in the city garages. The Board deferred action pending receipt of this information.

Purchase & Sales Agreement – City of Stamford & Lawrence F. Davidoff; Trustee Mr. Stein explained the process of identifying a buyer for the property. Mr. Garnjost moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously. Voting were the regular members.

Pending Subdivisions:

Subdivision Application #3841 of David N. Beede for subdivision of property into 2 parcels on the south west corner of Sound View Avenue & Sound View Court. Known as 288 Sound View Avenue. After discussion, Mrs. Dell moved to approve subject to the following conditions:

- 1) Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).
- 2) Final streetscape shall be subject to the approval of the Executive Director of the Environmental Protection Board (note to appear on final map).
- 3) In-ground fuel tanks shall be prohibited (note to appear on final map).
- 4) The Storm water management plan shall be subject to review and approval by the City Engineer.
- 5) Appropriate screening shall be provided along the westerly boundary of

Parcel A-R.

- 6) Site development shall not begin until a soil erosion and sedimentation control plan is approved by the Environmental Protection Board and those control elements scheduled for installation are in place and functional (note to appear on final map).
- 7) In accordance with CGS 8-26c, approval shall expire on June 20, 2008, unless all "work" as said term is defined in CGS 8-26c(b), has been completed by said date (note to appear on final map)
- 8) Subdivision reference number to be placed on final map.

The Planning Board finds this subdivision consistent with all applicable goals and policies of the Connecticut Coastal Management Act, and has been shown that the potential adverse impacts of the proposed activity on both coastal resources and future water-dependent activities are acceptable, thereby fulfilling the requirements of the Act, C.G.S. Sections 22a-108, inclusive.

Mrs. Grosso seconded the motion and it passed unanimously with the regular members voting.

Zoning Board Referrals:

ZB Appl. #203-06 Richard Redniss requesting a text change to allow for a modification of parking and parking ramp standards for hotels. And **ZB #203-07 TR Atlantic & TR Tresser LLC** requesting a special exception to allow the construction of a hotel at the corner of Atlantic St. & Tresser Blvd. Mr. Redniss presented the application and explained the phased project. The Board deferred action pending additional information on the proposed parking standards.

ZB Appl. #203-21 Faith Tabernacle Missionary Baptist Church requesting a special exception to construct an addition to the existing church at the corner of Grove and Broad Streets. Mr. Redniss presented the application and explained that it was consistent with the Master plan. Richard Wright, a church member, explained that there would be no loss of parking spaces. After discussion, Mrs. Laurie moved to recommend approval. Mr. Garnjost seconded the motion and it passed unanimously with the regular members voting.

Zoning Board of Appeals Referrals:

ZBA Appl. #079-03 Malcolm Weschler requesting variances of lot coverage and side yard setbacks to construct an addition to a dwelling at 48 Brightside Dr. After discussion, Mrs. Fishman moved to recommend approval. Mrs. Dell

seconded the motion and it passed unanimously. Voting were Duane Hill; John Garnjost; Rose Marie Grosso; Theresa Dell; and Claire Fishman.

ZBA Appl. #080-03 Eileen & Michael Hogan requesting variances of parking setbacks and to permit a change in non-conforming use from a welding shop/auto repair to a public garage at 117 North St. Mrs. Grosso stated that the proposed use would be overly intense for the site and neighborhood. Mr. Garnjost moved to recommend denial. Mrs. Grosso seconded the motion and it passed unanimously. Voting were Duane Hill; John Garnjost; Rose Marie Grosso; Theresa Dell; and Claire Fishman.

ZBA Appl. #085-03 David & Theresa Goldstone requesting variances of lot coverage and side yard setbacks to construct an addition to a dwelling at 128 Fairview Ave.

After discussion, Mrs. Dell moved to recommend approval. Mrs. Fishman seconded the motion and it passed unanimously. Voting were Duane Hill; John Garnjost; Rose Marie Grosso; Theresa Dell; and Claire Fishman.

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

Respectfully submitted,
Marggie Laurie, Secretary
Stamford Planning Board

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