

MINUTES OF PLANNING BOARD REGULAR  
MEETING #3371 TUESDAY, SEPTEMBER 30, 2003  
7<sup>TH</sup> FLOOR CONFERENCE ROOM, GOVERNMENT  
CENTER, 888 WASHINGTON BLVD., STAMFORD,  
CT.

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

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

**Correspondence:**

**Letter from Mayor Malloy requesting \$7,925,144 supplemental Appropriation (grant) for Urban Transitway.** Assistant City Engineer Lou Casolo explained the grant request and reviewed the status of the Urban Transitway. Mrs. Laurie requested a copy of the Relocation Report. After discussion, Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously with those present voting.

**Zoning Board of Appeals Referrals:**

**ZBA APPL. #124-03 Paul Garrity** requesting a variance to allow an existing non-conforming use to be located on a reduced size lot at 31 Cerretta Street. Mr. Stein recommended that streetscape landscaping be a recommended condition. After discussion, Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously with those present voting.

**ZBA APPL. #125-03 Rosaria Briganti** requesting variances of frontage & lot coverage in order to build a single family house on a legal non-conforming lot on the east side of Bowen Street. After discussion, Mrs. Grosso moved to recommend approval. Mrs. Fishman seconded the motion and it passed unanimously with those present voting.

**ZBA APPL. #131-03 Robert Bruce Aillery, Sr.** requesting variances of side and rear yard setbacks, lot coverage, building height in order to expand a non-conforming use and maintain an accessory structure in the front yard at 84 Knickerbocker Avenue. After discussion Mrs. Dell moved to recommend denial for the reason that the proposed expansion of a non-conforming use was too intensive and out of character with the neighborhood. Mrs. Grosso seconded the motion and it passed unanimously with those present voting.

**ZBA APPL. #133-03 Richard Palkimas** requesting a variance of building height to construct a scenery loft on a single-family house at Patience Way, off of Sound View Avenue. Mr. Palkimas presented plans and a model of his proposed

development. He said he could build an “as of right” tower instead of the proposed scenery loft. After discussion, Mrs. Dell moved to recommend approval, since given the location; the scenery loft would have little visual impact. Mrs. Laurie seconded the motion and it passed unanimously with those present voting.

**ZBA APPL. #138-03 Our Lady Star of the Sea Corp.** requesting a modification of an existing special exception to construct additional classrooms for a school at 1170-1200 Shippan Avenue. After discussion, Mrs. Grosso moved to recommend approval. Mrs. Fishman seconded the motion and it passed unanimously with those present voting.

**ZBA APPL. #139-03 Cumberland Farms** requesting a special exception & variances to allow the modernization of an existing service station located at 1125 East Main Street. Attorney Jane Freeman explained the proposal to allow a convenience store in conjunction with a gas station. She said that it was consistent with the Master Plan. Mrs. Laurie moved to recommend approval. Mrs. Fishman seconded the motion and it passed unanimously.

### **Master Plan 2002**

Mr. Stein explained that the Connecticut Chapter of the American Planning Association was giving the Planning Board an award for the master Plan 2002. He also said that the Glenbrook and Springdale Associations as well as the newly formed East Main Street Association were interested in follow-up neighborhood studies.

### **Minutes for Approval:**

The following minutes were approved, #3368 July 29, 2003.

The following two items were added to the agenda by unanimous vote after a motion by Mrs. Laurie and a second by Mrs. Grosso:

Mrs. Laurie moved to grant an **extension of time for Subdivision #3840**. Mrs. Dell seconded the motion and it passed unanimously with those present voting.

Mrs. Laurie moved to recommend approval of a **supplemental capital appropriation of a \$1,000,000 state grant for the Glenbrook Community Center**. Mrs. Fishman seconded the motion and it passed unanimously.

There being no further business, the meeting was adjourned at 9:10 PM.

Respectfully submitted,  
Marggie Laurie, Secretary

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